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Part XIII

Sweetwater Community Plan

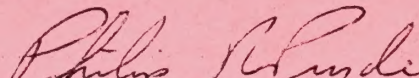
San Diego County General Plan-1990

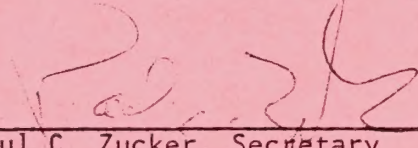
ADOPTED BY
BOARD OF SUPERVISORS
AUGUST 25, 1977
GPA 77-01
REVISED
DECEMBER 19, 1979
GPA 79-02

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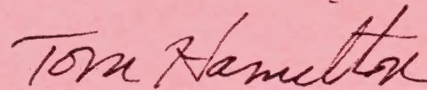
CERTIFICATE OF ADOPTION

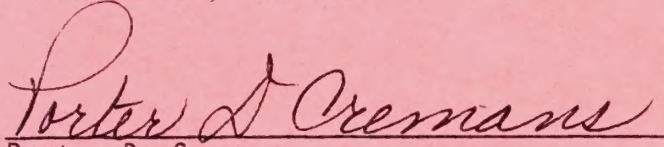
I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 79-01, Subitem (5) and (GPA) 79-02, is the Sweetwater Community Plan, is a part of the Land Use Element, Section II, Part XIII, of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 22nd day of June, 1979 (GPA 79-01) and the 9th day of November, 1979 (GPA 79-02).


Philip R. Pryde, Chairman


Attest: Paul C. Zucker, Secretary

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 79-01, Subitem (5) and (GPA) 79-02, is the Sweetwater Community Plan, is a part of the Land Use Element, Section II, Part XIII, of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 24th day of October, 1979 (GPA 79-01) and the 19th day of December, 1979 (GPA 79-02).


Tom Hamilton, Chairman


Attest: Porter D. Cremans
Clerk of the Board

Adopted August 25, 1977, GPA 77-01
First Amendment October 24, 1979, GPA 79-01
Second Amendment December 19, 1979, GPA 79-02

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INTRODUCTION

The Board of Supervisors approved the Sweetwater Community Planning Program, March 18, 1975. This program authorized the formation of an Executive Committee and a staff planner for two years to research, analyze, and prepare a community plan for an area of about ten and one-half square miles including Sweetwater Valley and Rice Canyon.

The Executive Committee was composed of 25 members chosen by vote of the people living in the planning area and ten members representing local organizations. The Executive Committee elected a Chairman, Vice-Chairman, Secretary and Parliamentarian and meetings were regularly scheduled the second and fourth Wednesdays of each month. Subsequently, the committee studied the Basic Data Report prepared by staff, developed goals and objectives and reviewed all the elements of this plan. At specific times throughout the development of this plan public meetings were held to further communication with the public. The role of the citizens' planning group is to review and make recommendations on proposed plan amendments and major public and private actions designed to implement the plan as outlined in Board of Supervisors Policy 1-1.

This plan reflects significant community effort as well as multi-disciplinary input of environmental, transportation, capital facilities, and land use expertise provided by the Integrated Planning Office. It is intended that this multi-faceted plan provide the proper direction for change and growth for the community for the next twenty years.

This plan has been prepared utilizing the "General Plan Guidelines" by the State of California and dated September, 1973. The plan contains all mandatory elements required by the State, one non-mandatory element (Recreation) contained in the County General Plan, and a Community Design Element which is permitted by State Law. A Public Facilities and Services Guide is included in Appendix D of this document.

The methodology behind this plan is intended to logically flow from the initial Basic Data Report facts; to the community values expressed in goals and objectives; to the community plan map, policies and action programs. Each of the twelve elements in this plan contains an introduction and a section on goals, objectives, policies and action programs.

The content of the Sweetwater Community Plan reflects a strong community desire to maintain the current lifestyle of the community which is a semi-rural, low density community. Above all, the existing character of the community is to be preserved and neighborhoods shall be protected. Future land use shall be much as it is now. The transportation system will be primarily automobile oriented emphasizing several scenic roads and encouraging increased bus service. Housing should continue to be of a high quality and of a style similar to current development. Overall, the community should be guided in aesthetic matters by the overall design and relationship of elements within the community plan. A complete recreation system is emphasized with special concern for the Sweetwater Regional Park and the Equestrian Trails System. Open Space is to be preserved through the regional park as well as on private property by preserving natural terrain and the floodplain. Special concern is put forth herein regarding the conservation of natural resources and the control of noise. Seismic Safety is a concern of this plan as well as energy conservation measures.

Overall this community is rich in physical features and social makeup and these things of value should be preserved, enhanced, and encouraged.

All of the above is in keeping with the Overall Community Goal:

"The overall community goal is to preserve, enhance, and promote the semi-rural living environment of the Sweetwater Community Planning Area and thereby protect and maintain a viable community identity by utilizing the goals herein to guide the preparation, adoption, and implementation of the Sweetwater Community Plan."

An urban limit line has been utilized to provide some means of limiting urban sprawl through this community planning area.

CHAPTER 2

SWEETWATER PLAN ELEMENTS

The Sweetwater Community Plan is composed of several maps and a written report comprising eleven elements. Each of these elements follows the same parallel format.

Each element begins with an introduction. Each introduction cites the section of the State Law that is the enabling legislation for that element. The introduction will also explain in general terms the intent of that element. Secondly, the goals and objectives and policies and action programs will be presented. The goals and objectives are an indication from the citizens' committee about what they feel their community should be. The policies and action programs are ways of accomplishing these desires. Due to wording of some objectives, not all action programs are preceded by policies. In some situations, small maps may be inserted in the document to accompany policies and action programs. These maps are a part of the plan and are intended to amplify the policies and action programs contained herein. Some of the elements may not contain policies or action programs, but only a reference from an objective to the Community Plan Map. This methodology does not lend itself to easy reading but is intended to provide functional and useable input into the decision-making process.

The Community Plan Map includes graphic information for land use, circulation, recreation, and open space.

It is intended that this plan implement the Regional Land Use Element and amend the other elements of the County's General Plan in regard to the written report as well as the map.

LAND USE ELEMENT

INTRODUCTION

Government Code Section 65302(a) requires a Land Use Element of general plans.

The purpose of the land use element is to indicate the physical arrangement of uses and provide a written direction to obtain implementation of the land use proposals desired by Sweetwater citizens. This element indicates land use designations on the community plan map and implementation direction through the written report.

The element provides that development be qualitatively and quantitatively controlled, so that the community retains its current character and lifestyle.

From the land use element, as a basic statement by the people, stem many other elements of the plan, such as the development of a transportation system, a park system, an open space system and others.

The designations of the land use element provide a pathway to the type of community Sweetwater should be. This type of a community is a low density single family residential area with sufficient commercial uses to serve residents within the study area. Industrial uses are discouraged from this plan. Recreational and agricultural uses are encouraged in the area. A considerable amount of effort will need to be spent in the proper implementation of this study by the implementing agencies. The rate of growth is also requested to be controlled and this growth should be guided by the policies of the Regional Land Use Element.

RELATIONSHIP WITH REGIONAL LAND USE ELEMENT

The Sweetwater Community Plan implements the goals and policies of the Regional Land Use Element (Part II of the County General Plan). It also implements, in part, the Regional Growth Management Plan which was approved in concept by the Board of Supervisors on August 16, 1978. The Growth Management strategy implemented in the Regional Land Use Element and this plan attempts to guide new urban development into those areas of the County where urbanization will be least costly, conserve future options for development, and help meet the housing and other needs of County residents.

The Regional Categories shown on the Regional Land Use Element map delineate the pattern of urban development to take place in this region through the year 1995. The Land Use Designations shown on the Sweetwater Community Plan will be used to implement the Regional Categories. The consistency between the Regional Categories and the Community Plan Land Use Designations is shown in the Compatibility Matrix. Twenty-four (24) Land Use Designations provide for various residential, commercial, industrial, agricultural, and special uses.

In a similar manner, Use Regulations in The Zoning Ordinance will be used to implement the Land Use Designations. The consistency between the Land Use Designations and Use Regulations is also shown in the Compatibility Matrix. A complete listing of additional policies, procedures, and guidelines necessary to implement this plan is contained in the Plan Implementation Manual.

GOAL

Preserve the existing land use pattern and encourage similar patterns of residential, agricultural, and commercial uses of the study area.

OBJECTIVES

1. STRICTLY MAINTAIN THE PRESENT RURAL AND SEMI-RURAL CHARACTERISTICS OF THE PLANNING AREA.

Policy 1.1 Maintain the current rural-like character of the planning area by using all of these objectives in evaluating all new development proposals.

Action Program 1.1.1 Utilize these goals and objectives in addition to the Community Plan Map in evaluation of all proposed projects. (See Appendix A)

Action Program 1.1.2 Utilize the following matrix to implement this plan. (See Also Appendix A For Evaluation Information)

Action Program 1.1.3 Utilize the Urban Limit Line as shown on the Community Plan Map.

2. PRESERVE AND PROTECT THE EXISTING PATTERN OF DISTINCT AND IDENTIFIABLE NEIGHBORHOODS.
3. PROTECT EXISTING AND PROPOSED RESIDENTIAL AREAS FROM ENCROACHMENT BY INCOMPATIBLE USES.
4. DISCOURAGE THE DEVELOPMENT OF ROUGH TERRAIN, FLOODPLAIN, AND NATURAL DRAINAGE AREAS.

Action Program 4.0.1 Utilize specific site analysis in reviewing development proposals in the community plan area.

5. STRICTLY CONTROL RESIDENTIAL DEVELOPMENT TO PROPERLY CORRELATE WITH ADEQUATE PUBLIC SERVICES, FACILITIES, AND UTILITIES.
6. ENCOURAGE FUTURE RESIDENTIAL AREAS ADJACENT TO EXISTING RESIDENTIAL DEVELOPMENT TO HAVE COMPATIBLE DENSITIES.
7. STRICTLY CONTROL FUTURE COMMERCIAL DEVELOPMENT TO THE AMOUNT TO SERVE THE RESIDENTS OF THE PLANNING AREA.
8. RESTRICT THE DEVELOPMENT OF COMMERCIAL BUSINESSES TO COMPACT CONFIGURATIONS AND THEREBY DISCOURAGE EXPANSION OF "STRIP" OR "STRUNGOUT" TYPE COMMERCIAL DEVELOPMENT ALONG MAJOR AND SECONDARY TRAFFIC ARTERIES. (See Community Plan Map)
9. DISCOURAGE FREEWAY ORIENTED COMMERCIAL ENTERPRISES IN THE PLANNING AREA. (See Community Plan Map)
10. RESTRICT THE EXPANSION OF BUSINESSES TO EXISTING COMMERCIAL LAND USE DESIGNATIONS.
11. REQUIRE ALL COMMERCIAL ACTIVITY TO HAVE AESTHETICALLY PLEASING AND FUNCTIONALLY ADEQUATE OPERATIONS WITH APPROPRIATE OFF-STREET PARKING, ACCESS TO AND FROM BUSINESSES, SETBACKS, AND LANDSCAPING.

Policy 11.1 Assure that matters regarding the quality of land development and standards for commercial development are being utilized for all new land development projects.

Action Program 11.0.1 Recommend Zoning Ordinance modification which would require adequate landscaping and site plan design prior to issuance of any building permit for a commercial land use.

12. DISCOURAGE DEVELOPMENT OF INDUSTRIAL OR MANUFACTURING USES.
13. PERMIT JOINT AGRICULTURAL-RECREATIONAL ACTIVITIES WHEN THEY ARE COMPATIBLE SUCH AS FISHING, EQUESTRIAN RIDING, AND PARTICIPATORY AGRICULTURE. (See Land Use Action Program 1.1.2)
14. SUPPORT THE CONTINUATION OF AGRICULTURAL USES IN THE PLANNING AREA BY DISCOURAGING ENCROACHMENT OF URBAN-TYPE USES INTO AGRICULTURAL AREAS THROUGH ZONING CONTROL. (See Land Use Action Program 1.1.2)
15. ENSURE THE PROPER LOCATION AND CONTROL OF PUBLIC AND SEMI-PUBLIC USES SUCH AS CHURCHES, SCHOOLS, AND SERVICE USES IN LOCATIONS COMPATIBLE WITH THE VALLEY CHARACTER. (See Land Use Action Program 1.1.2)
16. EXPEDITE DEVELOPMENT OF PUBLIC PARKS, BOTH LOCAL PARKS AND THE SWEETWATER REGIONAL PARK FOR RECREATIONAL PURPOSES. (See Recreation Policy 3.1 and Recreation Action Program 5.0.1)
17. ESTABLISH AND ENFORCE STRICT SIGN CONTROL RESTRICTIONS THROUGH THE ENTIRE PLANNING AREA. (See Community Design Policy 10.1)
18. SUPPORT LOCATION OF SCHOOLS IN PROPER SITES WITH SAFE ACCESS FOR AUTOMOBILES AND PEDESTRIANS.

LAND USE DESIGNATIONS AND USE REGULATIONS

NOTE: The descriptions contained in this portion of the Sweetwater Community Plan conform to the descriptions contained in Policy 2, Pages 11-9 through 11-21 of the Regional Land Use Element.

The following Land Use Designations and Use Regulations shall guide development consistent with the Regional Categories of the Regional Land Use Element. The Regional Categories are delineated on the Regional Land Use Element map. Use Regulations are part of the Zoning Ordinance. Specifically,

- The following Land Use Designations shall delineate locations for residential, commercial and industrial uses to implement the policies of the Regional Categories.

- These Land Use Designations shall include the maximum density (and in certain cases, a minimum density) allowed in that designation and shall also include density figures applicable under the "density bonus option" of the Inclusionary Housing Policy.
- The Use Regulations consistent with each Land Use Designation shall be categorized as follows:

CONSISTENT USE REGULATION (CUR)

- These represent Use Regulations that are consistent with the specific Land Use Designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.

SPECIAL CIRCUMSTANCES (SC)

- These represent Use Regulations that are consistent with a particular Land Use Designation in existing (as of the date of adoption of this Element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Detailed guidelines for the application of "Special Circumstances" are contained in the Plan Implementation Manual.

URBAN RESIDENTIAL DESIGNATIONS

The Urban Residential Designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if these uses tend to support the local population. Specific density ranges shall be a part of each designation and in certain instances, a variety of densities and building types is encouraged. Within those designations permitting a "density bonus option" as defined in the Inclusionary Housing Policy, an additional density figure is included. The Urban Residential Designations are consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas. Designation (10), Residential 40 du/gross acre, is not consistent with the Country Town Category of the Regional Land Use Element.

To prohibit the development of areas at low densities where the Plan delineates medium to high densities, a minimum density may be required to achieve plan conformance. Minimum residential densities may be required in areas deemed appropriate due to the adequacy of public facilities, site characteristics, or for social or economic reasons. These minimum densities shall be specified as part of the Community Plan implementation process or as a condition of approval of a discretionary project.

It is the intent of this plan to encourage the use of minimum densities when the Land Use Designations permit residential development of 10.9 dwelling units per gross acre or more. Minimum densities would, therefore, be encouraged in the implementation of designations (7) through (10).

DESIGNATION	MAXIMUM DENSITY
(1) Residential	1 du/gr. ac. where the average slope does not exceed 15%
	1 du/2 gr. ac. where the average slope is greater than 15% and does not exceed 25%
	1 du/4 gr. ac. where the average slope is greater than 25%
(2) Residential	1 du/gr. ac.
(3) Residential	2 du/gr. ac. (2.4 du/gr. ac. density bonus option) <u>1</u>
(4) Residential	2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option) <u>1</u>
(5) Residential	4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option) <u>1</u>
(6) Residential	7.3 du/gr. ac. (8.8 du/gr. ac. density bonus option) <u>1</u>
(7) Residential	10.9 du/gr. ac. (13.2 du/gr. ac. density bonus option) <u>1</u>
(8) Residential	14.5 du/gr. ac. (17.4 du/gr. ac. density bonus option) <u>1</u>
(9) Residential	29 du/gr. ac. (34.8 du/gr. ac. density bonus option) <u>1</u>
(10) Residential	40 du/gr. ac.

1 The density bonus option applies to Current Urban Development Areas, but is not permitted within Future Urban Development Areas or Country Towns.

URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(1) Residential 1 du/1, 2, 4 gr. ac.	R-S, R-D, R-R, R-RO S-80, S-88, S-90, S-94	R-M, R-V, R-U, R-C A-70, A-72 S-82, S-86, S-92
(2) Residential 1 du/gr. ac.	R-S, R-D, R-U, R-RO, R-R S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(3) Residential 2 du/gr. ac. (2.4 du/gr. ac. density bonus option)	R-S, R-D, R-R, R-RO, R-U S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(4) Residential 2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(5) Residential 4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(6) Residential 7.3 du/gr. ac. (8.8 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(7) Residential 10.9 du/gr. ac. (13.2 du/gr. ac. density bonus option)	R-U, R-S, R-D, R-M, R-V R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(8) Residential 14.5 du/gr. ac. (17.4 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(9) Residential 29 du/gr. ac. (34.8 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(10) Residential 40 du/gr. ac.	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92

COMMERCIAL DESIGNATION

The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses. The four Commercial Designations are:

(11) Office-Professional

- This designation provides areas for administrative and professional services. Residential uses may be permitted under Special Circumstances (SC). This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(12) Neighborhood Commercial

- This designation provides for limited, small scale commercial uses serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances. This designation is consistent with all categories of the Regional Land Use Element.

(13) General Commercial

- This designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under Special Circumstances. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building. This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(14) Service Commercial

- This designation provides for heavier commercial or light industrial uses with large acreage requirements. This designation would differ from the General Commercial Designation in that it emphasizes services to retail commercial zones by permitting wholesaling and warehousing activities. This designation is consistent with all categories of the Regional Land Use Element.

COMMERCIAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(11) Office-Professional	C-30, C-31, C-46 S-80, S-84, S-86, S-88 S-90, S-94	R-C S-82
(12) Neighborhood Commercial	C-32, C-30 S-80, S-86, S-88 S-90, S-94	R-C C-31 S-82
(13) General Commercial	C-36, C-30, C-32, C-34, C-42 C-44, C-46, S-80, S-84, S-86 S-88, S-90, S-94	C-31 S-82 R-C
(14) Service Commercial	C-38, C-30, C-32, C-34, C-36 C-37, C-40, C-42, C-44, C-46 S-80, S-84, S-86, S-88 S-90, S-94	C-31 S-82

INDUSTRIAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(15) Limited Impact	M-50, M-52, S-80, S-86, S-88 S-90, S-94	C-44 S-82
(16) General Impact	C-38, M-50, M-52, M-58, M-54 S-80, S-86, S-88, S-90, S-94	C-44 S-82

NON-URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(17) Estate Residential	A-70, A-72, R-R S-80, S-88, S-90, S-92, S-94	R-R0, R-C, C-36 C-40, C-44, S-82, S-86
(18) Multiple Rural Use	R-R A-70, A-72 S-80, S-88, S-90, S-92, S-94	R-R0, R-C, C-36 C-40, C-44, M-50, M-52 S-82, S-86

INDUSTRIAL DESIGNATIONS

The Industrial Designations provide locations for manufacturing, industrial, wholesaling, and warehousing uses based on the potential nuisance characteristics or impacts of a use. The two Industrial Designations are:

(15) Limited Impact Industrial

- This designation provides for manufacturing and industrial uses which exhibit few or low nuisance characteristics. All uses, with minor exceptions, are conducted entirely within enclosed buildings. This designation is consistent with all categories of the Regional Land Use Element.

(16) General Impact Industrial

- This designation provides for uses exhibiting moderate to severe nuisance characteristics. Typically, large sites are required with direct access to major roads, railroads, and other transportation modes. This designation is consistent with all categories of the Regional Land Use Element except Country Town.

NON-URBAN RESIDENTIAL DESIGNATIONS

These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services will not be provided. Commercial uses may be permitted to serve the needs of the residents. There are two Non-Urban Residential Designations:

(17) Estate Residential

- This designation provides for minor agricultural and low density residential uses. Minimum parcel sizes of two or four acres or larger are required depending on the following slope criteria:

Slope -- 1 dwelling unit per 2 acres (gross) where the average slope does not exceed 25%.

- 1 dwelling unit per 4 acres (gross) where the average slope is greater than 25%.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

(18) Multiple Rural Use

- This designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally

constrained areas. Parcel sizes of 4, 8, or 20 acres are required depending upon slope as follows, and the criteria established in the County Groundwater Policy which may require up to 40 acre parcels:

Slope -- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25%.

-- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

-- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.

Permitted parcel sizes are as specified above, provided that Health Department requirements for adequate immediate and long term water supply and septic tank and leach fields can be met, provided that the criteria in the County Groundwater Policy can be met (which may require minimum parcel sizes of 40 acres), provided that when environmental analysis indicates that significant impacts could occur then larger parcel sizes will be required, and further provided that when zoning on the land requires a larger parcel size such larger parcel size shall prevail.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate and Rural Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

AGRICULTURAL DESIGNATIONS

These designations promote agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. Lot sizes and overall population density will vary based on the suitability of the individual parcels for various crops or agricultural products. No uses should be permitted that would have a serious adverse effect on agricultural production including food and fibre production, horticulture, floriculture, or animal husbandry. There are two Agricultural Designations:

(19) Intensive Agriculture

- This designation promotes a variety of agricultural uses including minor commercial, industrial, and public facility uses appropriate to agricultural operations or supportive of the agricultural population.
- This designation permits 2, 4, and 8 acre parcels under the following circumstances.

One dwelling unit per 2 acres (gross) when the following finding is made:

- at least 80 percent of the land does not exceed 25 percent slope; and
- the land is planted, and has been planted, for at least the previous one-year period, in one or more of the following commercial crops as defined by the U.S. Department of Agriculture Soil Survey, San Diego Area (1973) - avocados, flowers, tomatoes, and specialty crops; and
- a continuing supply of irrigation water is available to the land; and
- the land has access to a publicly maintained road without the necessity of a significant amount of grading; and
- two acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.

One dwelling unit per 4 acres (gross) where the average slope of the land does not exceed 25 percent and the above finding cannot be made.

One dwelling unit per 8 acres (gross) where the average slope of the land is greater than 25 percent.

- In connection with commercial, industrial, public facility, public utility, electronic installations, and other specialized uses, a smaller parcel size may be permitted, provided on-site sewage disposal, zoning, and other site development requirements can be met.
- This designation is consistent with all categories of the Regional Land Use Element.

(20) Agricultural Preserves

- This designation permits the following:

For lands under contract, permitted uses and parcel sizes shall be as specified by the contract.

For lands within the preserve boundaries but not under contract, uses and parcel sizes shall be determined by the Use Regulation. This designation is consistent with all categories of the Regional Land Use Element.

AGRICULTURAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(19) Intensive Agriculture	A-70, A-72 S-80, S-88, S-90, S-94	R-C S-82, S-86
(20) Agricultural Preserve	A-70, A-72 S-80, S-88, S-90, S-94	S-82, S-86

SPECIAL PURPOSE DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(21) Specific Planning Area	Consistent with all Use Regulations	---
(22) Public/Semi-Public Lands	Consistent with all Use Regulations	---
(23) National Forest/State Parks	R-R A-70 S-80, S-88, S-90, S-92, S-94	R-C, C-44 A-72 S-82, S-86
(24) Impact Sensitive	R-R A-70 S-80, S-88, S-90, S-92, S-94	A-72 S-82, S-86
(25) Extractive	A-70, A-72 S-80, S-82, S-90, S-92 S-94	C-37, C-38, C-40 C-42, C-44, C-46 M-50, M-52, M-54 M-58 S-86

SPECIAL PURPOSE DESIGNATIONS

(21) Specific Planning Area

- This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the Community or Sub-regional Plan map. This designation may be consistent with all categories of the Regional Land Use Element.

(22) Public/Semi-Public Lands

- This designation indicates lands generally owned by public agencies. This designation includes military bases; Indian reservations; cemeteries; institutions; public parks including Regional Parks; County airports; and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards.

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(23) National Forest and State Parks

- This designation indicates the planned boundaries and major land holdings of the Cleveland National Forest, Cuyamaca Rancho State Park, and Anza-Borrego State Park. It is the intent of this designation that the appropriate governmental agency will be notified prior to the approval of any proposal by a property owner to use or develop any land within this Land Use Designation. Under California Code Section 884, a reasonable period of time will be given for the appropriate public agency to respond to such notice.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road, or a road which connects to a public road; has a 40 foot minimum right-of-way and meets large-lot subdivision standards for improvements and geometrics.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(24) Impact Sensitive

- This designation is applied to areas considered unsuitable for urban development for reasons of public safety or environmental sensitivity. Large lot residential parcels, agricultural pursuits, limited recreational uses, mineral extraction, or greenbelts connecting permanent open space areas may be compatible with this designation. This designation includes:
 - environmentally sensitive characteristics such as floodplains, waterbodies, lagoons, marshes, wetlands, steep slopes, vegetation and wildlife habitat, heavy timber, mineral extraction, watershed and desert, and
 - safety impact considerations such as floodways, faults, and landslide potential.

Parcel sizes of 4, 8, 20, and 40 acres or larger are required depending on the following criteria:

	Not Exceed 25%	Greater Than 25% Not Exceed 50%	Greater Than 50%
Slope			
Environmentally Sensitive	4 acres	8 acres	20 acres
Safety Impact	8 acres	20 acres	40 acres

This designation is consistent with all categories of the Regional Land Use Element.

(25) Extractive

This designation is applied only to areas containing economically or potentially economically extractable mineral resources. The designation promotes extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture, and open space which are supportive of, or compatible with, mining are also allowed. Interim uses which are not compatible, but which will be removed, may be allowed.

Within this designation parcels may not be subdivided to lots smaller than 20 gross acres. However, this limitation:

1. Does not apply to portions of parcels outside of the Extractive designation.
2. Does not preclude extraction operations on existing parcels smaller than 20 gross acres.

This designation is consistent with all categories of the Regional Land Use Element.

The Extractive land use designation is an overlay designation. It is intended to be temporary in that the County will initiate a General Plan amendment to remove the extractive designation once extraction and rehabilitation is complete. It is intended that the land use would through such General Plan Amendment, be redesignated to the underlying designation. Such General Plan Amendment and redesignation may be adopted for portions of individual properties in order to accommodate phased rehabilitation and new uses.

The underlying land use will continue to be shown on General Plan maps but will have no regulatory effect while the Extractive designation exists.

SPECIAL AREA OVERLAYS

Where some unique physical, legal, or resource situation exists, a Special Area Overlay shall be used on the appropriate land use map. This overlay designation shall: 1) indicate that the underlying designation is modified in some limiting way as to permitted use and/or to permitted density; 2) define conditions in addition to those normally used in order to attain the underlying use and density.

These overlays are applied to lands which have some unique characteristics which might indicate an implementing Use Regulation other than the primary Use Regulation is appropriate. These overlays are:

SCENIC (S)

- This overlay applies to areas of high scenic value both to assure exclusion of incompatible uses and structures and to preserve and enhance the scenic value. This will be implemented primarily through the Scenic Area Regulations of the Zoning Ordinance (Section 5200).

RESOURCE CONSERVATION AREAS (RCA)

- This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

DISTRICT PRESERVATION (DP)

- The purpose of this overlay is to preserve the historic, cultural, and architectural resource values of designated districts by encouraging compatible uses and architectural design. This will be implemented primarily through the District Preservation Area Regulations of the Zoning Ordinance (Section 5700).

IMPLEMENTATION

Zoning Matrix

The Government Code Section 65860 requires that the County Zoning Ordinance must be compatible with the objectives, policies, and general land uses and programs specified in the adopted General Plan. The following matrix shows the Use Regulations which are compatible with the Plan. All Use Regulations have reference to the San Diego County Zoning Ordinance No. 5281 (New Series). In each Land Use Designation, a number of zones may be suitable to meet the intent of the Plan.

COMPATIBILITY MATRIX¹

DEGREE OF COMPATIBILITY:

- CONSISTENT WITH REGIONAL CATEGORY
- * CONSISTENT USE REGULATION
- SPECIAL CIRCUMSTANCES

REGIONAL CATEGORIES ²						LAND USE DESIGNATIONS ³	USE REGULATIONS ⁴																																
CURRENT AND FUTURE URBAN	ESTATE	RURAL	COUNTRY TOWN	ENVIRON- MENTALLY CON- STRAINED	SPECIAL STUDY AREAS		RESIDENTIAL					COMMERCIAL					INDUSTRIAL			AGR		SPECIAL																	
							R-S	R-D	R-M	R-V	R-U	R-RO	R-R	R-C	C-30	C-31	C-32	C-34	C-36	C-37	C-38	C-40	C-42	C-44	C-46	M-50	M-52	M-54	M-56	A-70	A-72	S-80	S-82	S-86	S-87	S-88	S-90	S-92	S-94
						URBAN RESIDENTIAL																																	
■			■			1. 10 DU/1, 2 & 4 Ac. ⁵	*	*	○	○	○	*	*	○												○	○	*	○	○	*	*	○	*	*				
■			■			2. 10 DU/Ac.	*	*	○	○	*	*	*	○												○	○	*	○	○	*	*	○	*	*				
■			■			3. 2.0 DU/Ac. ⁶	*	*	○	○	*	*	*	○												○	○	*	○	○	*	*	○	*	*				
■			■			4. 2.9 DU/Ac. ⁶	*	*	*	*	*	*	*	○												○	○	*	○	○	*	*	○	*	*				
■			■			5. 4.3 DU/Ac. ⁶	*	*	*	*	*	*	*	○												○	○	*	○	○	*	*	○	*	*				
■			■			6. 7.3 DU/Ac. ⁶	*	*	*	*	*	*	*	○												○	○	*	○	○	*	*	○	*	*				
■			■			7. 10.9 DU/Ac. ⁶	*	*	*	*	*	*	*	○												○	○	*	○	○	*	*	○	*	*				
■			■			8. 14.5 DU/Ac. ⁶	○	*	*	*	*	*	*	○												○	○	*	○	○	*	*	○	*	*				
■			■			9. 29.0 DU/Ac. ⁶	□	*	*	*	*	*	*	○												○	○	*	○	○	*	*	○	*	*				
■			■			10. 40.0 DU/Ac.	○	*	*	*	*	*	*	○												○	○	*	○	○	*	*	○	*	*				
						COMMERCIAL																																	
■			■			11. OFFICE PROFESSIONAL									○	*	*						*										*	○	*	*	*	*	
■	■	■	■			12. NEIGHBORHOOD ¹⁴									○	*	○	*															*	○	*	*	*	*	
■			■			13. GENERAL ¹⁴									○	*	○	*	*	*			*	*	*								*	○	*	*	*	*	
■	■	■	■			14. SERVICE									*	○	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
						INDUSTRIAL																																	
■	■	■	■			15. LIMITED IMPACT																○		*	*							*	○	*	*	*	*		
■	■	■	■			16. GENERAL IMPACT															*		○		*	*	*	*	*	*	*	*	*	*	*	*	*		
						NON-URBAN RESIDENTIAL																																	
	■		■			17. ESTATE 1 DU/2 & 4 Ac. ¹⁵					○	*	○				○		○		○						*	*	*	○	○	*	*	*	*	*	*		
	■	■	■			18. MULTIPLE RURAL USE 1 DU/4, 8, 20 & 40 Ac. ¹⁵					○	*	○				○		○		○		○	○			*	*	*	*	○	*	*	*	*	*	*		
						AGRICULTURAL																																	
■	■	■	■			19. INTENSIVE 1 DU/2, 4 & 8 Ac.								○													*	*	*	*	○	○	*	*	*	*			
■	■	■	■			20. PRESERVES 1 DU/8 Ac.																					*	*	*	*	○	○	*	*	*	*			
						SPECIAL PURPOSE																																	
■	■	■	■			21. SPECIFIC PLAN AREA																																	
■	■	■	■			22. PUBLIC/SEMI-PUBLIC																																	
■	■	■	■			23. NATIONAL FOREST & STATE PARKS 1 DU/4, 8 & 20 Ac.					*	○										○					*	○	*	○	○	*	*	*	*	*	*		
■	■	■	■			24. IMPACT SENSITIVE 1 DU/4, 8, 20 & 40 Ac.					*																*	○	*	○	○	*	*	*	*	*	*		
■	■	■	■			25. EXTRACTIVE 1 DU/20 Ac.																														*	*	*	

NOTES:

- The Land Use Element text describes in detail each regional category and land use designation. Use regulations are explained in the County Zoning Ordinance. Consistency with the Land Use Element shall be determined by reviewing both the Matrix and the Goals and Policies of the Land Use Element.
- See Regional Land Use Element Map.
- See the Community and Subregional Plan Maps. The densities specified on the Matrix are maximum permitted densities.
- See the County Zoning Ordinance.
- Refer to Policy 2.1 of the Land Use Element text for the application of this designation.
- Twenty percent (20%) density bonuses are available in this designation for those projects qualifying under the Inclusionary Housing Policy. Refer to Policy 2.1 of the Land Use Element text for maximum permitted density.
- The density permitted by the Use Regulation shall not exceed the maximum density specified by the Land Use Designation.
- Existing (as of January 3, 1979) fully subdivided and fully developed uses may be classified to a use regulation consistent with that use (Policy 3.5 of the Land Use Element).
- Special Purpose Overlays may be applied over any of the 24 Land Use Designations. These overlays shall serve to modify and/or fur-

ther restrict the underlying land use designation (Policy 2.7 of the Land Use Element).

- The S-87 use regulation is not consistent with any of the Land Use Designations. It is intended to provide limited controls on the use of property pending specific studies to enable reclassification of said area in conformance with the adopted Community or Subregional Plan Maps.
- To determine consistency in those Community and Subregional Plan Areas where public hearings have not been held to achieve consistency with the Regional Land Use Element, the Land Use Designations on the Community and Subregional Plan Maps shall take precedence over the Regional Categories (Policy 3.2 of the Land Use Element).
- Existing Private Development Plans, Specific Plans and Applications to expand the boundaries of same may conflict with the categories of the Regional Land Use Element. To determine consistency in these cases, the findings as stated in Policy 3.4 of the Land Use Element must be made by either the Planning Commission or Board of Supervisors prior to project level approval.
- Within Country Towns where commercial uses are not specifically designated on the Community or Subregional Plan Maps, commercial uses/use regulations may be consistent with this designation if these uses primarily serve the local population. This does not apply to those lands in Country Towns where commercial is design-

nated on the plan map. If these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.

- Until public hearings are held to determine appropriateness of areas designated #12 and #13 based on the new (as of January 3, 1979) definitions of these designations, this regulation is deemed consistent wherever already applied (as of January 3, 1979).
- Clustering when located within the Estate Development area category of the Land Use Element (Policy 1.3, pg 11-7) is permitted within this designation.
- The Extractive land use designation is an extractive designation which takes precedence over underlying designations. Upon completion of mining and rehabilitation, the underlying designations automatically apply.

CIRCULATION ELEMENT

Introduction

Government Code Section 65302(b) requires a Circulation Element of all general plans.

The Sweetwater Circulation Element is composed of maps and a written report which are intended to be used together. This element describes the general location and classification of existing and proposed transportation routes, which are indicated on the Sweetwater Community Plan Map and the 1995 Streets and Highway Plan.

The intent of this plan is to provide a safe, efficient, and balanced transportation system that will serve existing and proposed land uses as well as be responsive to the needs of the Sweetwater Plan Area residents.

This plan intends to amend Sheet 6 of the County Circulation Element which provides for long-term right-of-way protection for proposed transportation facilities. The community plan transportation element serves as a guide to transportation improvements in the Sweetwater area through 1995. County funds may be used to construct facilities proposed by this plan.

Goal

Achieve a safe, balanced transportation system which will function properly to serve the existing and future land use and be responsive to the needs of the residents of the planning area.

Objectives

1. DEVELOP A TRANSPORTATION PLAN THAT IS COMPATIBLE WITH THE RURAL CHARACTER OF THE PLANNING AREA.

Policy 1.1 Protect and enhance the rural atmosphere of all area roads.

Action Program 1.1.1 Initiate and complete a detailed study to determine the feasibility of amending County road standards for subdivision improvements to be consistent with Policy 1.1.

Action Program 1.1.2 Protect and enhance the rural character of two-lane Sweetwater Road between Willow and Bonita Road and all other residential roads fronted by one acre lots or larger.

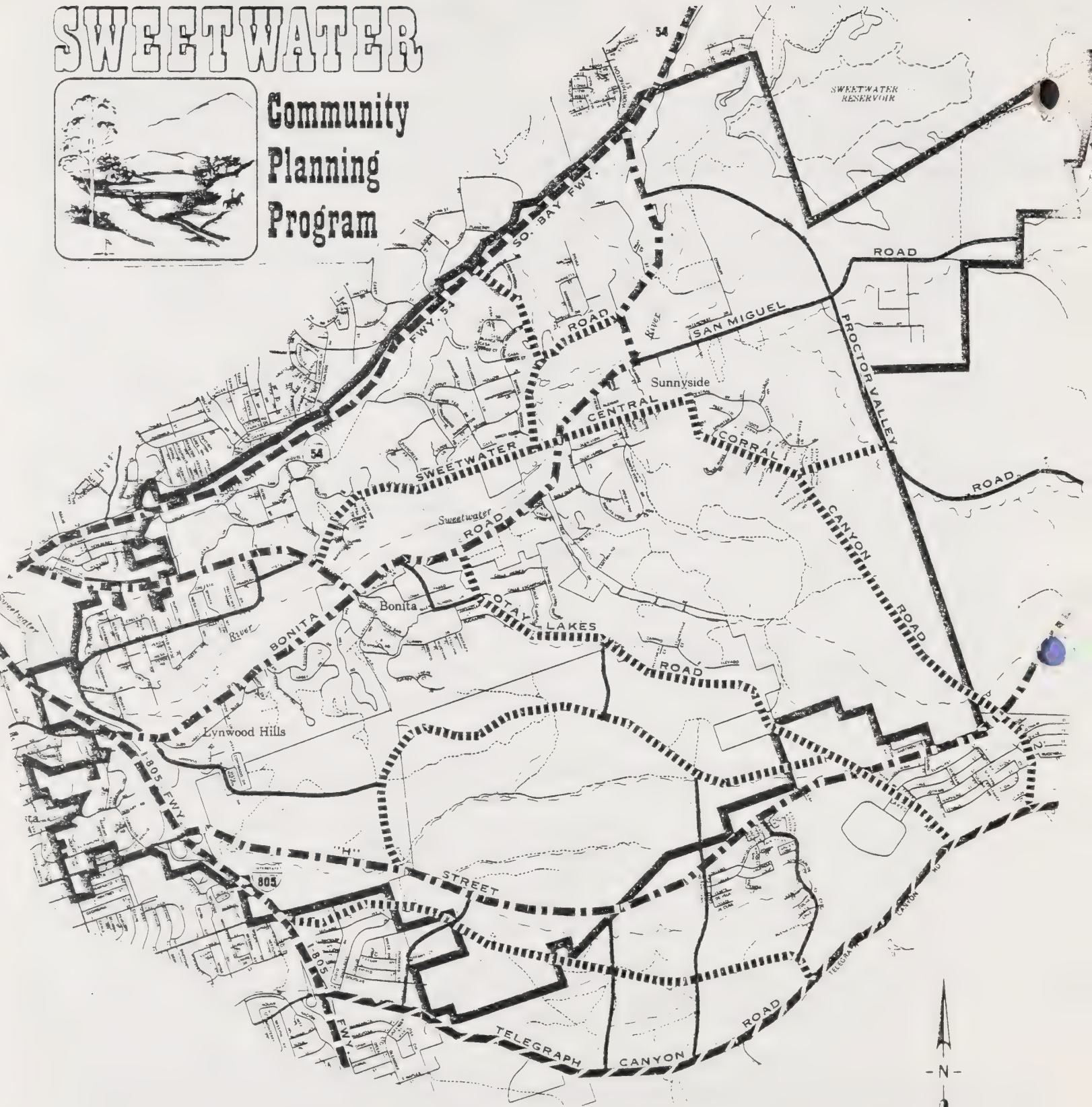
2. DEVELOP TRANSPORTATION ROUTES SUCH THAT NEGATIVE IMPACTS ARE REDUCED, WISHES OF THE RESIDENTS ARE GIVEN MORE CONSIDERATION AND THE TRANQUILITY OF THE REGIONAL PARK IS NOT DISTURBED. (See Policy 1.1 and Plan Map)

Action Program 2.0.1 Plan and design the Sweetwater Regional Park to accommodate a proposed north-south road on the east side of the regional park without environmental or aesthetic degradation and with minimum functional disruption to the park facilities.

SWEETWATER



Community Planning Program



SWEETWATER 1995 STREET AND HIGHWAY PLAN

- | | |
|----------------|-----------------|
| Freeway | Collector Road |
| Prime Arterial | Light Collector |
| Major Road | |

3. DESIGN ROADS SO THAT NEIGHBORHOODS AND PARTS OF THE COMMUNITY ARE NOT BISECTED BY MAJOR TRAFFIC ARTERIES. (See Plan Map)
4. ENCOURAGE ROAD DESIGNS TO FOLLOW NATURAL CONTOURS AND THEREBY MINIMIZE CUT AND FILL SLOPES. (See Transportation Policy 1.1 and Action Program 1.1.1)
5. DEVELOP SAFETY CRITERIA IN REGARD TO LOCAL PEDESTRIAN, BICYCLE, AND EQUESTRIAN MOVEMENT AND CHILD PLAY ACTIVITIES.

Policy 5.1 Curb, gutter, sidewalk, and/or streetlights and safety lights shall be provided in new subdivisions along streets and highways where adjacent lots average less than one-half acre each or where commercial, industrial, or educational land uses are located.

Action Program 5.1.1 The Community Services Agency shall investigate amendment of County road standards to be consistent with Circulation Policy 5.1.

Action Program 5.1.2 IPO shall request CALTRANS and the County Department of Transportation to study the feasibility for grade separated pedestrian crossings at major intersections along proposed Route 54.

Policy 5.2 Designate separate bicycle lanes on selected area highways. (See Bicycle Route Map)

Action Program 5.2.1 Schedule improvements for implementation of planned bicycle routes according to priorities outlined in Appendix B.

6. DEVELOP STRICT STANDARDS THAT REQUIRE ADEQUATE OFF STREET PARKING FOR ALL USES.

Policy 6.1 Review current parking requirements in the Zoning Ordinance and apply them to assure strict standards are upheld.

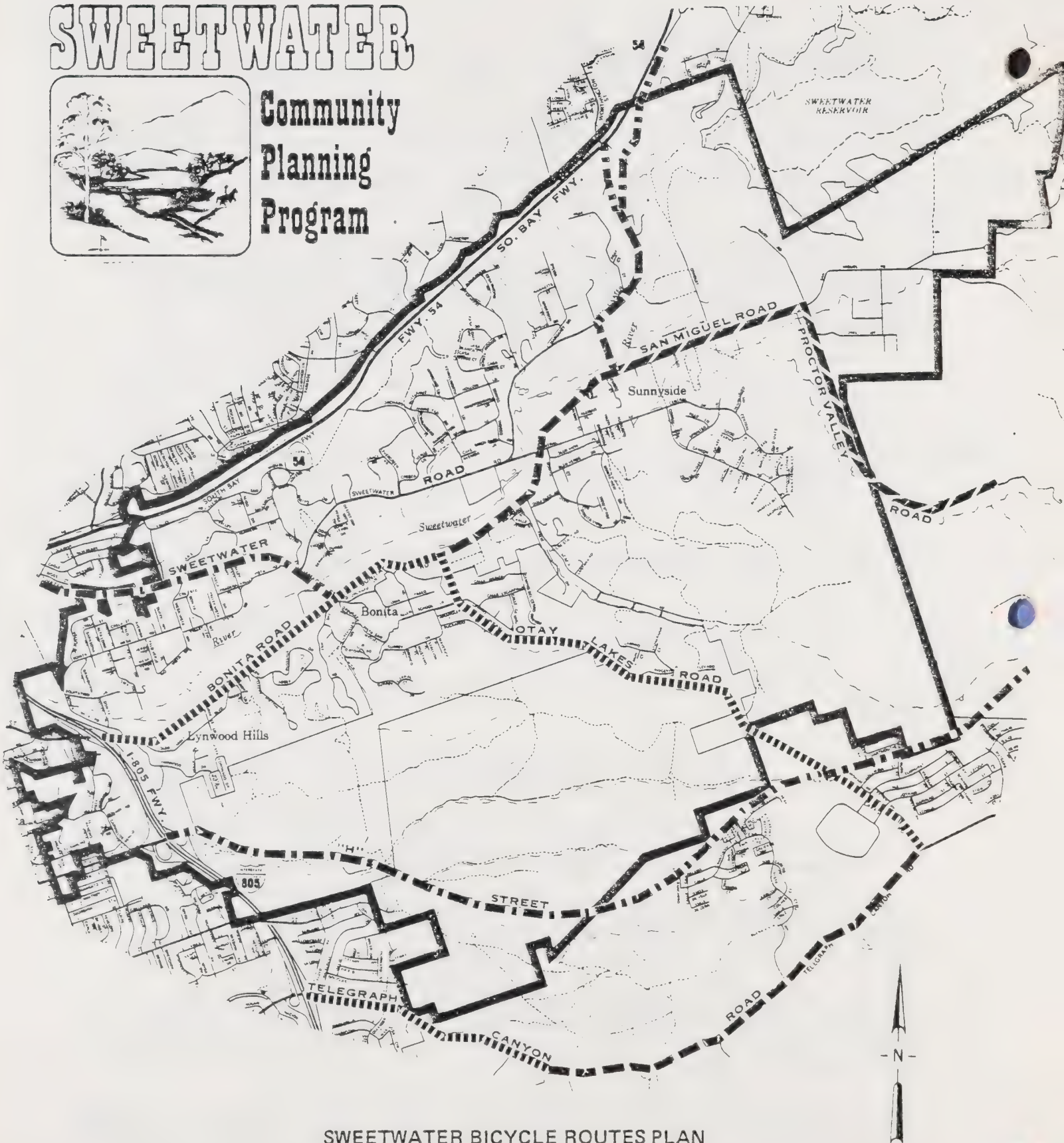
Action Program 6.1.1 Conduct a study of parking requirements in The Zoning Ordinance and apply such requirements to all existing and proposed commercial and industrial facilities.

7. DEVELOP A COMMUNITY SYSTEM OF BICYCLE ROUTES AND FACILITIES TO COMPLEMENT AND EXTEND BIKEWAYS PROPOSED BY ADOPTED BICYCLE SUBELEMENT OF THE COUNTY GENERAL PLAN. (See Transportation Policy 5.2)
8. SUPPORT THE COUNTY RIDING AND HIKING TRAILS ELEMENT (Chapter 3, County Recreation Element) AND EXPAND SAID ELEMENT TO ADDITIONAL TRAILS IN THE PLANNING AREA. (See Recreation Policy 13.1 and the Equestrian Trails Map in Recreation Element)
9. LOCATE SCENIC HIGHWAY LINKS THROUGH PORTIONS OF THE PLANNING AREA IN KEEPING WITH THE COUNTY SCENIC HIGHWAY ELEMENT AND APPLY STRICT STANDARDS OF CONTROL ALONG THESE ROUTES IN KEEPING WITH THE ADOPTED COUNTY SCENIC ROAD SYSTEM. (See Scenic Highway Element in this Community Plan)

SWEETWATER



Community Planning Program



SWEETWATER BICYCLE ROUTES PLAN

Existing Routes

Second Priority

First Priority

Third Priority

10. INCREASE TRANSPORTATION PLANNING EMPHASIS ON HIGHWAY BEAUTIFICATION THROUGH STRICT CONTROL OF ROADSIDE SIGNS AND THROUGH HIGHER STANDARDS FOR HIGHWAY LANDSCAPING AND TREE RETENTION.

Action Program 10.0.1 Provide replacement of significant trees and shrubs lost during highway maintenance or improvement projects.

Action Program 10.0.2 Conduct a study of the feasibility of establishing Community Services Areas (CSA) for the purpose of planting and maintaining trees and other landscaping within the right-of-way of major and prime arterial highways in the Sweetwater area.

11. MODIFY EXISTING ROAD USE CRITERIA SUCH THAT "OVERLOADED ROAD STATUS" FOR STREET WIDENING AND ORIGIN AND DESTINATIONS FOR THROUGH TRAFFIC ROUTE LOCATIONS BE DE-EMPHASIZED TO GIVE GREATER CONSIDERATION TO LOCAL RESIDENTS WISHES.

Action Program 11.0.1 Be flexible in applying overloaded status for Sweetwater roads and highways before implementing any road improvements.

Policy 11.1 Provide County (Sweetwater) residents with 30 days notice of significant (requiring an EIR) County road projects.

Action Program 11.1.1 The Community Services Agency shall assure adequate public notice as defined in Policy 11.1.

Action Program 11.1.2 IPO shall request CALTRANS to adopt a policy to assure adequate public notice as defined in Policy 11.1.

Policy 11.2 The Department of Transportation will schedule road improvement projects in the planning area only after due consideration of Objective 11.

12. DEVELOP A MAJOR ROAD SYSTEM WHICH ROUTES EXTERNALLY GENERATED TRAFFIC AROUND, RATHER THAN THROUGH, THE PLANNING AREA. (See Plan Map)
13. TRANSPORTATION PLAN SHALL NOT INCLUDE INCREASED NORTH-SOUTH ACCESS ROADS ACROSS THE PLANNING AREA. (See Plan Map)
14. DISCOURAGE PROPOSED FREEWAY 125.

Action Program 14.0.1 Prepare a letter to the California Highway Commission in which IPO will recommend rescission of Freeway 125 from State plans thereby making the state's plans consistent with the San Diego Regional Transportation Plan.

Action Program 14.0.2 Eliminate Freeway 125 from the County's Circulation Element and, in its place, provide right of way protection for a prime arterial after 1995. If need arises and funds are available, a two-lane road could be built after 1985 as a means of relieving traffic congestion on Bonita and Sweetwater Roads. (See Right-of-way Protection Map)

15. SUPPORT EXTENSION OF SOUTH BAY FREEWAY TO INTERSTATE 5.

Action Program 15.0.1 Recommend beginning the Route 54 extension project when practical.

16. ENCOURAGE THE IMPROVEMENT OF PUBLIC TRANSPORTATION SERVICE FROM THE PLANNING AREA TO SURROUNDING COMMUNITIES.

Policy 16.1 Develop a transit service that maximizes patronage by offering efficient, multi-destination, interconnecting routes at timed transfer stations and 30-minute headways.

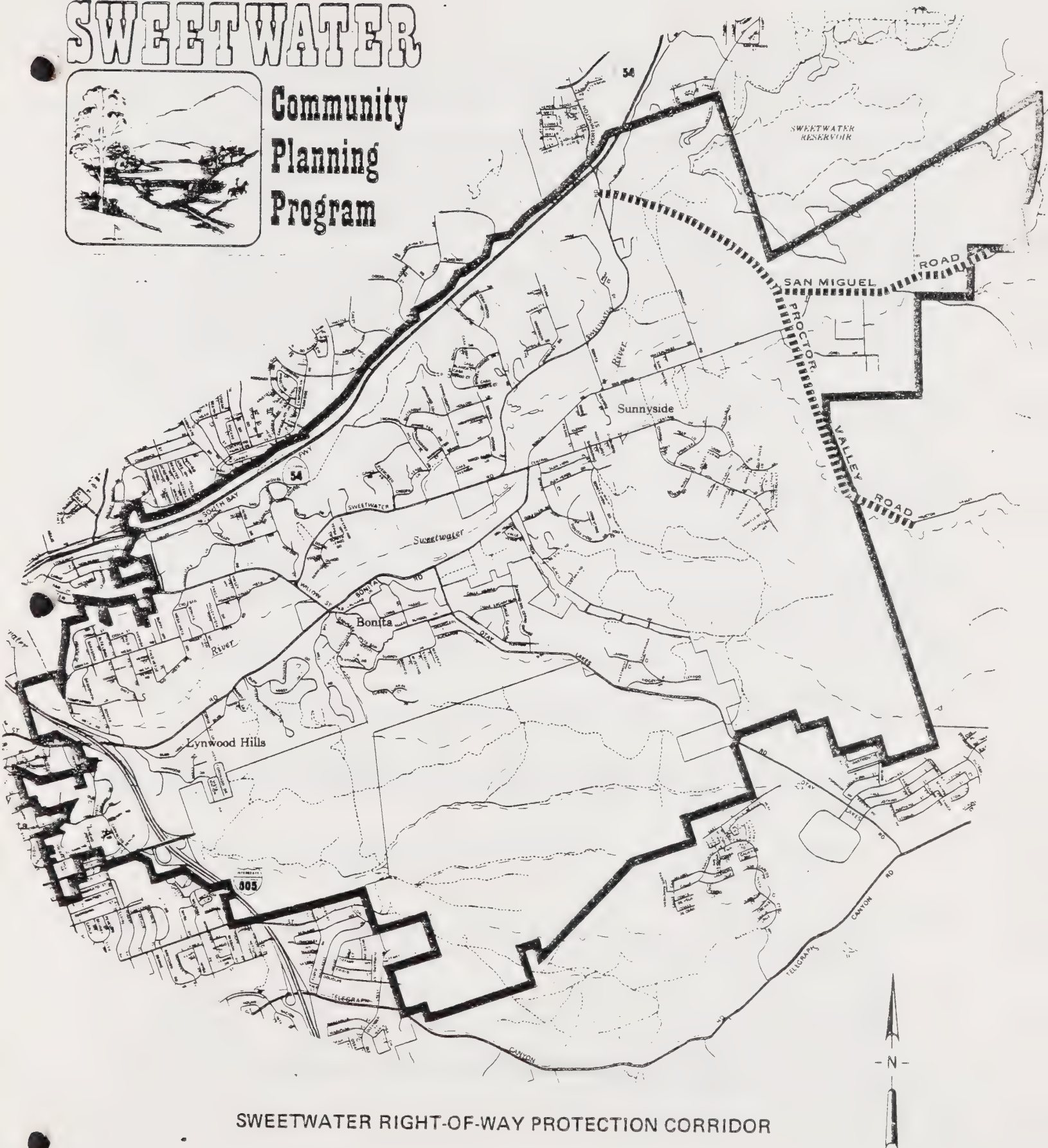
Action Program 16.1.1 Identify bus routes, timed transfer stations and schedules that would serve current as well as projected populations.

Action Program 16.1.2 Incrementally increase bus service as population increases warrant its support.

SWEETWATER



Community Planning Program



SWEETWATER RIGHT-OF-WAY PROTECTION CORRIDOR

----- Right-of-Way Protection Shown

HOUSING ELEMENT

INTRODUCTION

Government Code Section 65302(c) requires a Housing Element of all general plans.

The purpose of this housing element is to propose the type of future housing desired for the community; its character, quantity and rate of growth.

The Housing Element consists of this text. This report is intended to promote a continuation of the same type of residential development which has occurred in the past. Housing is viewed to be essentially low density detached single family residential dwellings with a few multiple dwelling units. All new residential units should preserve, enhance, and promote the semi-rural living environment of the planning area. The desired rate of growth is indicated in this element as an integral part of the community plan as a measure of the quality of life in this community.

This Housing Element intends to amend by adding to the County-wide Housing Element.

GOAL

Retain the rural atmosphere of the valley by proper planning of residential projects with concern for architectural controls, good environmental quality and proper land use to develop a balanced community.

OBJECTIVES

1. ENCOURAGE VALLEY RESIDENTS TO PRESERVE, MAINTAIN, RESTORE, AND IMPROVE EXISTING RESIDENTIAL NEIGHBORHOODS. (See Community Plan Map)

Policy 1.1 Maintain gradual growth of housing units within the Sweetwater area during the next 20 years which will not significantly alter the character of the community. (See Appendix A)

Action Program 1.1.1 Monitor growth of housing stock in Sweetwater area and utilize this rate as one factor in review and approval of large scale developments.

2. PROVIDE A BALANCED MIX OF SINGLE-FAMILY DWELLING UNITS TO MULTIPLE FAMILY RESIDENCES. (See Community Plan Map and Housing Policy 1.1)
3. REQUIRE ENVIRONMENTAL AND ARCHITECTURAL CONTROLS FOR ALL RESIDENTIAL CONSTRUCTION.

Policy 3.1 Assure environmental and architectural controls for all residential development projects.

Action Program 3.1.1 Recommend zoning ordinance modification to control environmental and architectural aspects not now controlled for residential development projects.

4. ENCOURAGE ALL NEW RESIDENTIAL DEVELOPMENT TO BE DESIGNED WITH EQUESTRIAN TRAILS AND FOOT PATHS INTEGRAL TO THE PROJECT. (See Equestrian Trails Map in Recreation Element of this Community Plan)

Action Program 4.0.1 Utilize the Trails Subelement and Equestrian Trails Map in review of projects and require of new development, appropriate dedication of land for trails and foot paths.

5. DISCOURAGE RESIDENTIAL DEVELOPMENT ON PRIME AGRICULTURAL LAND, ROUGH TERRAIN OR FLOODPLAIN AREAS. (See Community Plan Map and Land Use Action Program 4.0.1)
6. REQUIRE THE VERIFICATION OF ADEQUATE CLASSROOM FACILITIES BY THE SCHOOL DISTRICTS PRIOR TO APPROVAL OF ALL NEW RESIDENTIAL PROJECTS. (See Public Facilities and Services Policy 2.1 in Appendix D)
7. REQUIRE THE VERIFICATION OF ADEQUATE PUBLIC FACILITIES, SERVICE AND UTILITIES INCLUDING: SANITATION, UTILITIES, POLICE AND FIRE BY THE APPROPRIATE AGENCY PRIOR TO APPROVAL OF ALL NEW RESIDENTIAL PROJECTS. (See Public Facilities and Services Policy 2.1 in Appendix D)
8. ESTABLISH STRICT HEIGHT LIMITATIONS ON ALL NEW RESIDENTIAL CONSTRUCTION.

Action Program 8.0.1 Complete a detailed study of The Zoning Ordinance regarding height limitations placed on structures.

RECREATION ELEMENT

Introduction

California State Law Section 65303 provides that a Recreation Element may be included as an element of a community plan. The County's General Plan provides a County-wide Recreation Element which sets the framework within which a Community Plan might also provide for local parks and other forms of recreation.

The purpose of this element is to establish the basic framework needed to guide the acquisition and improvement of local parks and provide community guidance and input into the development of Sweetwater Regional Park. The intent of this plan is to provide recreation for local and regional need in keeping with the lifestyle of the area.

This Recreation Element amends the County-wide Recreation Element.

Goal

Develop a comprehensive program of regional and community parks, appealing to all ages and cultural groups and sustaining the unique equestrian nature of the community planning area, as well as other traditional forms of recreation.

Objectives

1. IDENTIFY THE PRESENT DEMAND AND FUTURE NEED FOR LOCAL PARKS. (See Community Plan Map)
2. ENCOURAGE THE ACQUISITION OF SUITABLE LAND PARCELS FOR DEVELOPMENT OF LOCAL PARKS IN APPROPRIATE SIZE, LOCATION, AND ADEQUATE NUMBERS CONSISTENT WITH GROWTH OF THE COMMUNITY.

Policy 2.1 Commence a local park acquisition program within the Sweetwater area.

Action Program 2.1.1 Prepare an acquisition program for local parks for the Sweetwater area and include it as part of the annual update of the Local Park Plan and Program.

3. DEVELOP LOCAL PARKS THAT WILL MEET THE NEEDS OF NEARBY RESIDENTS BY PROVIDING FUNCTIONALLY SAFE AND EASY ACCESS FOR USERS AS WELL AS ADEQUATE RECREATION. (See Community Plan Map)

Policy 3.1 Develop local parks in the Sweetwater area once a County Service Area or other appropriate taxing entity for maintenance of local parks becomes operative.

Action Program 3.1.1 Implement a local park development program as part of the annual update of the Local Park Plan and Program.

4. ENCOURAGE THE UTILIZATION OF SCHOOL GROUNDS IN COOPERATION WITH PARKS AND RECREATION PROGRAMS FOR THE DEVELOPMENT OF A COMPLETE LOCAL PARKS PROGRAM. (See Community Plan Map)
5. ENCOURAGE THE COMPLETION OF SWEETWATER REGIONAL PARK WITH SPECIAL CONCERN FOR THE PRESERVATION OF ITS NATIVE FEATURES INCLUDING THE GEOLOGY, TOPOGRAPHY, AND ECOLOGICAL ENVIRONMENT.

Action Program 5.0.1 Develop Sweetwater Regional Park as part of the Regional Parks six-year implementation program.

6. PROVIDE ADEQUATE OFF-STREET PARKING FOR THE SWEETWATER REGIONAL PARK AND ALL LOCAL PARKS. (See Recreation Action Program 5.0.1 and the Transportation Element)
7. PROVIDE ADEQUATE AND SAFE ACCESS TO SWEETWATER REGIONAL PARK FOR MOTORISTS, PEDESTRIANS, EQUESTRIANS, AND BICYCLISTS. (See Community Plan Map and the Transportation Element)
8. SUPPORT AND ENCOURAGE THE FURTHER DEVELOPMENT OF SWEETWATER REGIONAL PARK AS A MAJOR OPEN SPACE AND RECREATIONAL FACILITY IN THE PLANNING AREA. (See Community Plan Map, Recreation Policy 5.0.1, and Open Space Element)
9. SUPPORT COUNTY EFFORTS IN THE ACQUISITION OF THE BONITA GOLF COURSE AS A PART OF THE SWEETWATER REGIONAL PARK.

Policy 9.1 Study the feasibility of acquisition of the Bonita Golf Course as part of the Sweetwater Regional Park.

Action Program 9.1.1 Study acquisition of Bonita Golf Course as an added element of the Sweetwater Regional Park.

10. DISCOURAGE THE CONSTRUCTION OF STRUCTURES IN THE SWEETWATER REGIONAL PARK THAT WOULD SEVERELY CHANGE THE CONTOURS OF THE NATURAL TERRAIN. (See Recreation Policy 5.1 and Land Use Action Program 4.0.1)
11. REQUIRE THE DEVELOPMENT OF A TOTAL RECREATIONAL SYSTEM IN THE PLANNING AREA INCLUDING OPEN SPACE, FACILITIES, AND PROGRAMS. (See Community Plan Map, Open Space Element, Recreation Action Program 3.1.1)
12. STUDY THE FEASIBILITY OF JOINT USE AGREEMENTS WITH CONTIGUOUS MUNICIPALITIES WITH REGARD TO LOCAL PARKS AND PARK LANDS.

Policy 12.1 Study the feasibility of joint use agreements for San Diego County and adjacent municipalities for local park assistance.

Action Program 12.1.1 Prepare joint use agreements with the City of Chula Vista, National City, and the City of San Diego for joint use of local parks if they do not now exist.

13. DEVELOP A SYSTEM OF WALKS, TRAILS, AND PATHS FOR HIKING, BICYCLING, AND EQUESTRIAN RIDING THAT WILL LINK PARKS, VISTAS, AND COMMERCIAL PROPERTIES OUT TO THE VARIOUS BOUNDARIES OF THE PLANNING AREA. (See Equestrian Trails Map)

Policy 13.1 Pursue the acquisition, development, operation, and maintenance of riding and hiking trails pursuant to the County Riding and Hiking Trails Plan.

Action Program 13.1.1 Prepare an implementation program for the acquisition and development of riding and hiking trails concurrent with implementation of the County Trails Plan for the Sweetwater area and include it as part of the County Six Year Capital Facilities Program.

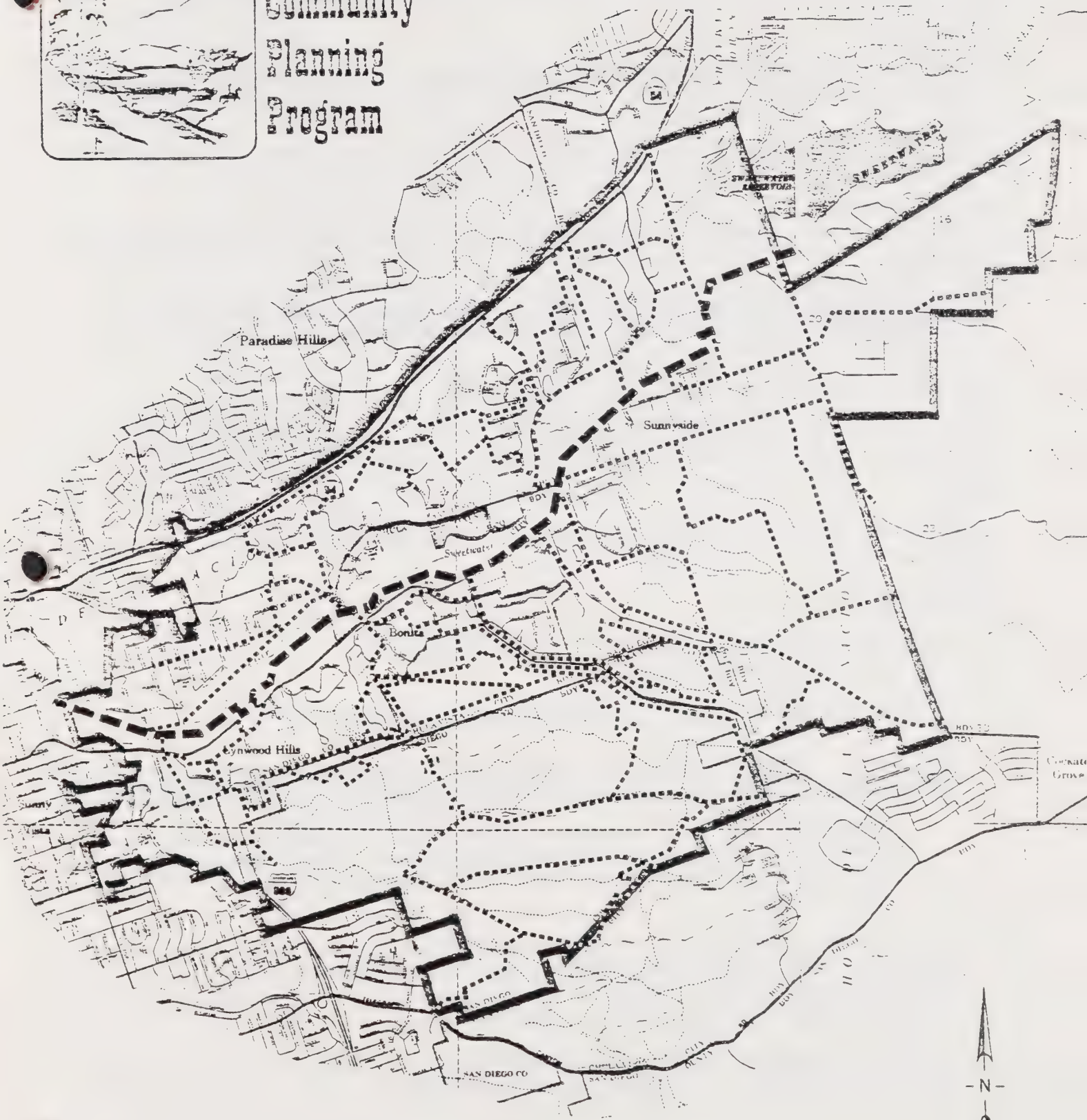
Action Program 13.1.2 Implement a program for the operation and maintenance of riding and hiking trails concurrent with implementation of the County Trails Element using all appropriate funding sources available.

14. REQUIRE THE INCLUSION OF BICYCLE AND PEDESTRIAN RIGHTS-OF-WAY ALONG MAJOR THOROUGHFARES WHEN MAJOR ROAD IMPROVEMENTS OCCUR. (See Transportation Element and Appendix B)
15. SUPPORT THE EQUESTRIAN TRAIL SYSTEM WITHIN THE STUDY AREA AND DISCOURAGE MOTORCYCLE AND OFF-ROAD VEHICLES FROM THE SYSTEM. (See Equestrian Trails Map, Recreation Policy 13.1 and Noise Element of this Community Plan)

SWEETWATER



Community Planning Program



EQUESTRIAN TRAILS PLAN

- — — — — Regional Trail
- Local Trail

OPEN SPACE ELEMENT

Introduction

Government Code Sections 65302(e) and 65560 et seq. requires an Open Space Element in all general plans.

The purpose of this element is to identify and protect open space in the community plan area.

The Open Space Element proposes both active and passive types of open space. This is intended to be accomplished through the designation of open space in the river floodplain, in parts of the Sweetwater Regional Park, and for water bodies. Open space is deemed necessary for persons living in the study area, recreating in the area and passing through the area. This plan encourages open space by land designation and by more subtle ways such as recognition of slopes, yard set-backs and controls over view obstruction.

This Open Space Element amends the County-wide Open Space Map by designating additional open space on that map and by adding to the County-wide Open Space Report.

Goal

Preserve and regulate open space in the valley including steep slopes, canyons, floodplains, parks and agricultural lands.

Objectives

1. SUPPORT PASSIVE AS WELL AS ACTIVE FORMS OF RECREATION. (See Land Use Map, and the Recreation Element)
2. ENCOURAGE ENHANCEMENT OF WATER BODIES WHEREVER APPROPRIATE.

Policy 2.1 Analyze proposals for development near water bodies, including the Sweetwater Reservoir, for their relative enhancement of the water feature.

Action Program 2.1.1 Provide in staff reports to the Planning Commission and Board of Supervisors, for any project near a water body, a discussion of the aesthetic relationship and enhancement of that project to that water body.

3. UTILIZE METHODS OF MAINTAINING OPEN SPACE IN THE VALLEY, SUCH AS THE SWEETWATER REGIONAL PARK ACQUISITION, RETAINING OPEN SPACE USES, ZONING AND OTHER MEANS. (See Recreation Policy 5.0.1, the Land Use Element and Community Plan Map, and this Open Space Element)
4. SUPPORT CONTINUED LIGHT AGRICULTURAL USE OF VALLEY LANDS AS AN APPROPRIATE FORM OF OPEN SPACE. (See Land Use Action Program 1.1.3)

5. ENCOURAGE PROPER LAND DEVELOPMENT CONTROL BY PROHIBITING GRADING AND DEVELOPMENT OF STEEP SLOPES IN EXCESS OF 30%. (See Land Use Map and See Conservation Element)
6. PRESERVE LARGE LOT SIZES AND ENFORCE YARD SETBACKS FOR SINGLE FAMILY DWELLINGS AND THEREBY CREATE OPEN SPACE. (See Land Use Map and Land Use Element)

Action Program 6.0.1 Assure strict compliance with this Community Plan and The Zoning Ordinance lot sizes and yard setbacks.

7. ENHANCE AND PRESERVE OPEN SPACE FOCAL POINTS, VISTAS AND VISUAL LANDMARKS IN THE VALLEY.

Policy 7.1 Assure adequate open space, focal points, vistas and visual landmarks by evaluating new projects to assure objectives 7 and 8 are met.

Action Program 7.1.1 County staff shall evaluate new development proposals to assure the community desires as noted are met.

8. DISCOURAGE STRUCTURES, BILLBOARDS AND SIGNS ON BUILDINGS WHICH MIGHT CAUSE EXTREME OBSTRUCTION TO VIEWS AND THE SENSE OF OPEN SPACE. (See Community Design Policy 10.1 and Housing Action Program 9.0.1)

SCENIC HIGHWAY ELEMENT

Introduction

Government Code Section 65302(h) requires a Scenic Highway Element for all general plans.

This scenic highway element proposes by identification of scenic highways on a Scenic Highway Element map and by written policies and action programs to promote scenic highways in this community.

The challenge of the scenic highway element of this plan is to identify roads of scenic value in the unincorporated area and tie them together with neighboring communities with identified and adopted scenic road systems. After this identification is made, then some means of implementation and funding must be used to assure the scenic corridor is not violated by unaesthetic structures and is maintained and improved.

The Scenic Highway Element amends the County-wide Scenic Highway Element Map and adds to the Scenic Highway Element Report.

Goal

Develop a scenic highway system and provide aesthetically pleasing vehicular travel in the planning area.

Objectives

1. ENCOURAGE A SYSTEM OF SCENIC ROADS IN THE PLANNING AREA IN CONCERT WITH THE CURRENT COUNTY SYSTEM AND ADJACENT CITY SYSTEMS.

Policy 1.1 Amend the adopted Scenic Highway Element to include those routes in close proximity to the regional park. (See Scenic Highway Plan Map)

Action Program 1.1.1 Include the following existing and proposed routes wherever located within the community plan area and outside of incorporated areas: Bonita Road to be first priority, Sweetwater Road (except west of Willow Road), "H" Street between I-805 and Otay Lakes Road, "J" Street from I-805 to Otay Lakes Road, and Otay Lakes Road to be second priority.

2. SUPPORT THE DEVELOPMENT OF A FUNDING PROGRAM FOR ENHANCEMENT OF SCENIC ROADS AND CORRIDORS WITHIN THE AREA.

Policy 2.1 Establish a CSA for the study area.

Action Program 2.1.1 Initiate letter to LAFCo requesting assistance to set up CSA for landscaping along scenic roads.

Policy 2.2 Establish an overall precise design for beautification of the perimeter of the Sweetwater Regional Park where adjacent to scenic roads.

SWEETWATER



Community Planning Program



SWEETWATER SCENIC HIGHWAY PLAN

----- First Priority Route

----- Second Priority Route

3. SUPPORT THE IDENTIFICATION AND DEVELOPMENT OF SCENIC ROADS ADJACENT TO AND PROVIDING ACCESS TO THE SWEETWATER REGIONAL PARK. (See Scenic Highway Policy 1.1)
4. SUPPORT THE STRICT CONTROL OF LAND USES AND THEIR ACCOUTREMENTS ALONG SCENIC HIGHWAYS.

Policy 4.1 Establish the SP Scenic Preservation overlay zone along all designated scenic roads as identified above. (See Scenic Highway Policy 1.1 and Scenic Highway Plan Map)

Action Program 4.1.1 Make application for a scenic preservation overlay zone. This overlay zone shall apply to all land adjacent to Bonita Road, Sweetwater Road, Willow Road, Central Road, South Bay Freeway, Telegraph Canyon Road, Otay Lakes Road, "H" Street, and "J" Street. Scenic Highway Plan implementation using the Scenic Highway Preservation Overlay Zone will not follow from the California State Scenic Highways Plan but will be used as an implementation tool of the San Diego County Scenic Highways Element of the General Plan.

CONSERVATION ELEMENT

Introduction

California State Law, Section 65302(d) requires all general plans contain a Conservation Element.

The Conservation Element identifies and describes the natural resources of the Sweetwater Community Plan Area and sets forth policies and action programs to conserve them. Resources include plant and animal life (biology), soils, groundwater (hydrology, air quality and climate (meteorology), energy and ancient culture (archaeology).

This element is composed of the following sub-sections: Biology, Soils, Water, Cultural Sites, Meteorology, and Air Quality.

Biology

Vegetation of the Plan area consists of coastal sage scrub (a community of native coastal plants) and introduced (exotic) plants of agricultural and urban areas. The principal areas where native plants still occur are in Rice Canyon and adjacent land, Sweetwater River Valley, and Sweetwater Dam and adjacent lands. The pattern of vegetation, i.e., cropland, grassland, coastal sage, stream-side woodland, and urban landscape provides habitats for a variety of resident - migratory, native, and introduced wildlife. Due to natural and man-made conditions, some of these plant and animal species are considered threatened and/or in regional population decline since their population numbers are low and their local existence may be in jeopardy. (For a more detailed discussion, consult the Basic Data Report, Biology Section).

Soils

Soils are earth materials which have been modified by physical, chemical, and biological agents so as to support rooted plants and/or allow excavation by mechanical equipment. The Plan area is comprised of four major soil associations Diablo-Las Flores; Huerhuero-Stockpen; Salinas-Corralitos; and Diablo-Linee (for a more complete discussion of soils consult the Basic Data Report). These soil associations include a number of soil types which have the characteristics of: (1) severely limiting septic type sewerage systems; (2) a high runoff potential; (3) subject to moderate erodibility; and (4) subject to a wide range of shrink-swell (see definition on page 11 of the Basic Data Report).

Water

Population growth in San Diego has caused tremendous residential and industrial demands for water. Little more than ten percent of today's needs can be met with local supply. The remainder must be imported from the Colorado River through aqueducts operated by the Metropolitan Water District of Southern California which purchases Colorado River water and sells it locally. Current water quality problems with Colorado River waters will be partially alleviated in 1977 when water from the Feather River Project will be blended with Colorado River source. However, this supplemental water is expected to be up to three times more costly due to capital outlays for conveyance and filtration.

The Plan area lies within the Sweetwater Hydrologic Unit which includes portions of two cities and several unincorporated suburban communities. Sweetwater Reservoir is a terminal reservoir for municipal water supply to the Plan area. Treatment of liquid wastes is performed by the City of San Diego's Metropolitan Sewerage System and discharged at the Point Loma Ocean Outfall.

Cultural Sites

Modern archaeology seeks to study prehistoric man's social patterns and forms of organization from sites or locations of past activities. Sites containing artifact remains of three Indian peoples (consult pages 8-13, Basic Data Report, for a discussion of these cultures) are known to exist in the Plan area. In any consideration of California archaeology, several points must be continually kept in mind. The Indians of Southern California, both the earlier and the later peoples before European contacts, were essentially nomadic and did not occupy developed sites continuously for long periods of time. They moved in answer to the dictates of seasonal climatic changes and the availability of food. Hence, an archaeological site is, in most cases, little more than an assemblage of the debris left as a result of limited periods of occupancy, such as stone chips, mortars and pestles, and for the later period, pottery vessels. The location and content of such sites has significant importance in reconstructing the archaeological history of the region.

For a more complete discussion of findings including archaeological sites along the coastal plain, historical resources in the Plan Area and governmental guidelines for the protection of cultural resources (consult pages X-67 through X-69 in the County's General Plan).

Misuse of off-road vehicles and unregulated vegetation removal is a contributing factor to the destruction of cultural resources (refer to Findings 12, 14, and 17, pages X-68 and X-69 of the General Plan).

Climate (Meterology)

The Sweetwater Planning Area is influenced by onshore flows of marine air which result in temperature thermal conditions most of the year; diurnal and seasonal temperature (average annual temperature is 61) variations are considerably less than those found farther inland. Although the annual rainfall varies greatly from year to year, the mean annual precipitation has been 11.12 inches since 1915. Rainfall in the Sweetwater Area has been relatively constant over the recorded period, with a slight downward trend since about 1945.

Air Quality

Although no inventory of air pollution sources and their associated emissions is presently available for the Sweetwater Planning Area, emissions by source category for the San Diego region for 1972 are available. (For a more complete discussion of air quality, problems of pollution and emissions monitoring and forecasts, consult the Sweetwater Community Plan Basic Data Report and "Regional Air Quality Strategy for the San Diego Air Basin," April, 1976. The San Diego Air Basin and the Sweetwater Planning Area are also subject to occasional transport of air pollution from both the South Coast Air Basin and Mexico. In addition,

San Diego air pollution is sometimes transported into Mexico. Any increase in emissions of reactive hydrocarbons or particulates, whether from fixed or mobile sources, resulting from implementation of the Community Plan, may add to air pollution impacts which currently exceed applicable standards and will thereby have a substantial adverse (significant) impact. For a complete discussion see the Basic Data Report.

This Conservation Element is intended to amend the County-wide Conservation Element.

Goal

Formulate strict conservation measures for the health, safety, and general well-being of residents of and visitors to the Planning Area.

Objectives

1. SUPPORT STRICT CONTROLS OVER REMOVAL OF VEGETATION IN THE PLANNING AREA AND WHERE VEGETATION IS REMOVED, SUITABLE REPLANTING MEASURES SHALL BE ENCOURAGED.

Policy 1.1 Act to conserve and enhance vegetation and wildlife resources.
(Consult Policies 1 and 2, page X-33 of the County's General Plan)

Policy 1.2 Use the Environmental Impact Report process to identify, conserve and enhance natural resources; wildlife and vegetation and give high priority to all in park development. (See General Plan Policies 3 and 4, page X-33)

2. SUPPORT THE PRESERVATION OF ESTABLISHED PLANTS AND THE INTRODUCTION OF NEW PLANTS AND ANIMALS IN THE REGIONAL PARK. (See Conservation Policy 1.1 and the Recreation Element)
3. ENCOURAGE THE PRESERVATION OF ENDANGERED OR UNIQUE WILDLIFE AND PLANTS IN THE PLANNING AREA. (See Conservation Policy 1.1)

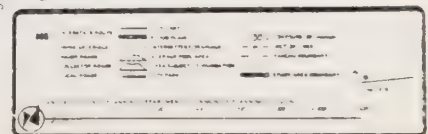
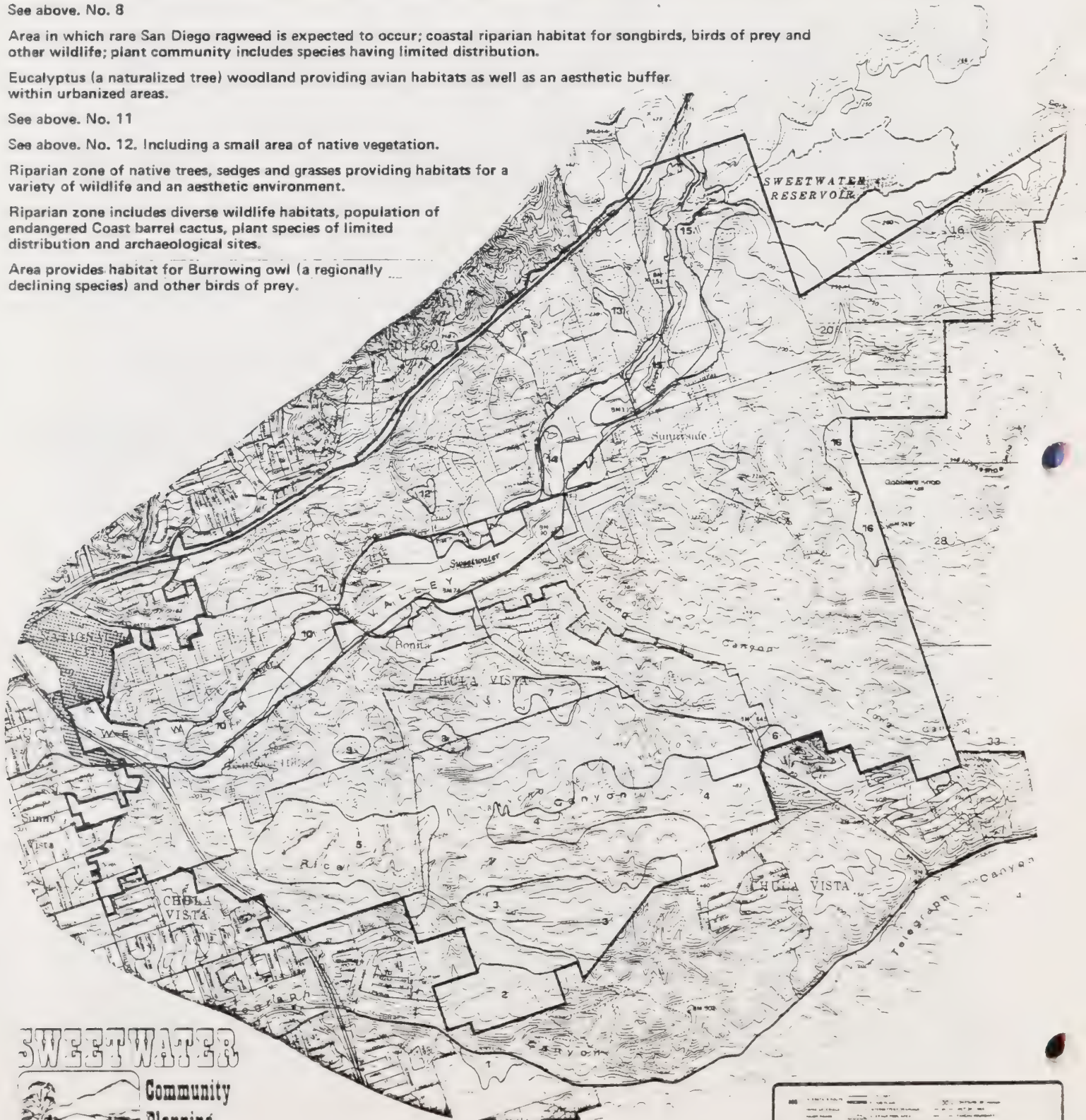
Policy 3.1 Require supplemental environmental impact analysis of discretionary projects proposed adjacent or within: Resource Conservation Areas (contiguous areas of critical natural resources) shown on Resource Conservation Area Map and botanical resources (scattered remnant of threatened/significant plants). Pursuant to supplemental biological study guidelines herein. (See Appendix C to this plan "Supplemental Environmental Impact Analysis Guidelines")

Action Program 3.1.1 Require as a part of the Environmental Impact Report:

- a. Impact analysis and in-depth studies not only of known critical habitats, but resource areas for which data may be deficient due to species' nesting times, growing season, etc.

RESOURCE CONSERVATION AREAS

- 1 Approximate habitat of Variegated dudleya, a rare plant species.
- 2 Area in which endangered Coast barrel cactus expected to occur; coastal sage scrub woodlands which provides high quality habitat for songbirds and other wildlife.
- 3 See above. No. 2
- 4 Existing sites of endangered Coast barrel and Snake cholla cacti and rare San Diego ragweed; habitat for birds of prey.
- 5 See above. No. 4
- 6 Site of endangered Coast barrel cactus.
- 7 Area of specimen (unusual representatives of a species) shrubs comprising coastal sage woodland.
- 8 Site of cacti thicket providing habitat for Cactus wren (locally declining species).
- 9 See above. No. 8
- 10 Area in which rare San Diego ragweed is expected to occur; coastal riparian habitat for songbirds, birds of prey and other wildlife; plant community includes species having limited distribution.
- 11 Eucalyptus (a naturalized tree) woodland providing avian habitats as well as an aesthetic buffer within urbanized areas.
- 12 See above. No. 11
- 13 See above. No. 12. Including a small area of native vegetation.
- 14 Riparian zone of native trees, sedges and grasses providing habitats for a variety of wildlife and an aesthetic environment.
- 15 Riparian zone includes diverse wildlife habitats, population of endangered Coast barrel cactus, plant species of limited distribution and archaeological sites.
- 16 Area provides habitat for Burrowing owl (a regionally declining species) and other birds of prey.



- b. Discussion of resource values (see Appendix C) and the environmental impacts associated with the proposed project and related alternatives.
- c. Measures to mitigate the proposed project's adverse environmental impacts including, but not limited to: arrangement of plants in the natural landscape for wildlife values, i.e., cactus thickets for wrens and wooded areas for Cooper's hawks and Barn owls; transplanting of threatened plants to insure their vigor and recolonization; design of open space areas to provide optimum habitat requirements for diverse wildlife species; and grounds maintenance programs to insure the long-term equilibrium of preserved/enhanced resource areas. (Consult Appendix C for a more complete discussion of impact mitigation)

Policy 3.2 Encourage project sponsors to design and implement feasible, effective environmental plans to not only mitigate anticipated adverse biological impacts, but also to provide for urban development. (Refer to General Plan policies 5, 6, and 7, page X-34)

Action Program 3.2.1 Prepare standards (see GP Action Program 9.1, page X-37) for determining both adverse and beneficial biological impacts of development on natural resources in the Plan Area. (Refer to Figures 1, 2, and 3)

Action Program 3.2.2 Provide design criteria, methodologies, and biological parameters to guide the planning and implementation of mitigating measures.

Action Program 3.2.3 Evaluate Local Park Land Dedication Ordinance for applicability for acquiring wildlife habitats. (Action Program 7.1, page X-34 of the General Plan)

Policy 3.3 Establish a program to regulate the use of off-road vehicles in the Sweetwater Plan area.

Action Program 3.3.1 Initiate a program to establish ORV control zones where the use of off-road type vehicles is restricted from areas of sensitive vegetation and/or wildlife habitats.

4. REQUIRE STRICT GRADING STANDARDS TO LIMIT SOIL EROSION.

Policy 4.1 Seek to preserve natural terrain features through the adoption of appropriate guidelines and regulations.

Action Program 4.1.1 Review and revise where necessary, the County guidelines and regulations which will best implement Policy 4 above.

5. REQUIRE STRICT CONTROL TO ENSURE THAT GRADING IN THE PLANNING AREA WILL BE OF SUCH A NATURE THAT VALUABLE TOPOGRAPHIC FEATURES ARE CONSERVED AND LARGE CUT AND FILL AREAS ARE NOT PERMITTED.

Policy 5.1 Assess the physical suitability of proposed project site, continue to recommend the use of low maintenance plants on slopes, provide for regulation of clearing projects, and require soils reports. (Consult County General Plan Policies 7, 10, 11 and 13, pages X-51 and X-62)

Action Program 5.1.1 Utilize Policy 5.1 above in the review of projects. (Also refer to the General Plan Action Programs (pages X-61 and 62) for: standard criteria for site assessment; plant cover lists and maintenance; preparation of land clearance ordinance; and soils report format.)

6. ENCOURAGE THE CONSERVATION OF GOOD AGRICULTURAL SOILS IN SUCH A WAY AS TO ASSURE THOSE VALUABLE SOILS WILL BE RETAINED IN THE PLANNING AREA. (See Community Plan Map)
7. SUPPORT THE REHABILITATION OF AREAS USED FOR SAND, GRAVEL, OR ROCK EXTRACTION. (See Conservation Policies 4.1 and 5.1)
8. ENCOURAGE STRONGER WATER QUALITY STANDARDS BY STATE AND LOCAL AGENCIES.

Policy 8.1 Base all water needs as well as water service on growth management policies and land use considerations. (See County General Plan Policies 1 and 2, pages X-14)

Action Program 8.1.1 Prepare a water inventory and coordinate water service expansion with the extension of other needed services. (See County General Plan Action Programs 1 and 2, page X-14)

Policy 8.2 Support programs for the conservation of water resources. (Consult General Plan Policies 3 through 6, pages X-14, 15) (See Policy 8.1 above)

Policy 8.3 Assure conformance of wastewater service extensions with the General Plan; sewage treatment should utilize improved technologies; and urban runoff should be managed for environmental and health benefits. (Refer to General Plan Policies 7 through 15, pages X-18 and 19)

Policy 8.4 Prepare environmental designs for wetlands consistent with environmental, health and safety, and flood control criteria.

Action Program 8.4.1 Create a multi-disciplinary task force to formulate water management and wetland design parameters and methodologies.

9. SUPPORT MORE FLEXIBILITY IN THE UTILIZATION OF SWEETWATER RESERVOIR. (See Conservation Policy 8.1)

10. SUPPORT THE PLANNED RENOVATION OF WASTE WATER WITH THE INTENT OF PRODUCING USABLE WATER FOR A SPECIFIC BENEFICIAL PURPOSE. (See Conservation Policy 8.1)
11. SUPPORT STRICT CONTROL TO ASSURE THAT SIGNIFICANT HISTORICAL, GEOLOGICAL, AND ARCHAEOLOGICAL FEATURES ARE CONSERVED.

Policy 11.1 Act to conserve cultural resources through land use controls, park development programs, open space easements, and intergovernmental coordination. (See Policies 1 through 5, pages X-70 and 71 of the General Plan)

Policy 11.2 Use the Environmental Impact Report process to conserve cultural resources. (Consult Policy 4, page X-71 General Plan)

12. DEVELOP STANDARDS FOR STRICT CONTROLS OVER LIGHT POLLUTION. (See the County's Dark Sky's Ordinance)
13. ENCOURAGE LOCAL INPUT INTO ALL ENVIRONMENTAL IMPACT REPORTS AFFECTING THE VALLEY. (See Conservation Element)
14. REQUIRE STRICT CONTROLS OVER POLLUTANTS OF THE AIR SUCH AS DUST, SMOKE, AND AUTO EMISSIONS.

Policy 14.1 Implement an air quality strategy (refer to San Diego Air Quality Planning Team Report, "Regional Air Quality Strategies," April, 1976) which will provide integrated methods for achieving healthy air.

Action Program 14.1.1 The Integrated Planning Office shall coordinate with the Air Pollution Control District and appropriate County agencies to determine and propose feasible measures for implementing Tactic T-2 (carpooling), Tactic T-3 (communications and home goods deliver), Tactic T-7 (bicycle systems), Tactic *** (process for coordinated land use and transportation actions) and other appropriate measures described in Regional Air Quality Standards.

Action Program 14.1.2 As part of the Countywide program to accomplish the objectives of the Regional Air Quality Standards, the Integrated Planning Office shall coordinate with the Air Pollution Control District and other agencies in the San Diego air management process to propose future plan amendments to regional, general, or community plans as new techniques in air quality planning become available that will improve air quality.

Policy 14.2 Seek to reduce motor vehicle miles traveled and trips where possible in addition to those actions called for in the Regional Air Quality Strategy.

Action Program 14.2.1 Encourage or require the placement of shopping facilities and recreation facilities so as to encourage their use with associated motor vehicle travel.

Action Program 14.2.2 Encourage the minimization of travel between home and work. This can be done by building homes of price and design to attract families that would work in adjacent or close employment centers.

Policy 14.3 Avoid future development which would create a localized air pollution problem.

Action Program 14.3.1 Cooperate closely with the Air Pollution Control District to fully analyze any project having a potential of creating or adding to a localized air pollution problem.

NOISE ELEMENT

Introduction

California State Law, Section 65302(g) requires all general plans to contain a Noise Element.

The purpose of this element is to identify existing and potential problems caused by noise generation in the community and propose means whereby those problems may be minimized.

Within the Sweetwater Planning Area, surface traffic is the predominant noise source and has some impact throughout the subregion. Within 3,500 feet of any major roadway, ambient (surrounding area) noise levels will begin to be controlled by traffic noise. Beyond that distance, major roadway traffic will have little or no effect. Within 2,500 feet of major roadways, the ambient noise levels will be dominated by vehicle noise; occasional loud trucks will create discernable peak noises. Within 800 feet, the loudest trucks will dominate the peak noise levels, and Community Noise Equivalent Levels (CNEL) will be controlled by traffic noise. Within 400 feet, CNEL values will be dominated by the continuity of noise generated by loud cars, trucks, and motorcycles. Major roadways contributing significant noise impacts on the Sweetwater Planning Area include South Bay Freeway, Sweetwater, Bonita and Otay Lakes Roads, Telegraph Canyon, and Interstate 805. The proposed H Street extension will also affect noise levels in the community. Localized sources of machinery noise (power tools, refrigeration units) exist in some places.

This Noise Element is intended to amend the County-wide Noise Element.

Goal

Reduce the existing noise level and sustain an acceptable low noise level for all persons in the planning area.

Objectives

1. SUPPORT SOUND ATTENUATION MEASURES BY CALTRANS (CALIFORNIA STATE DIVISION OF HIGHWAYS) AND THE COUNTY OF SAN DIEGO.

Policy 1.1 Minimize surface traffic noise impacts on the Plan Area as a whole by means of roadway location and design as well as traffic controls.

Action Program 1.1.1 Undertake a program of roadway location and design to:

1. Discourage through traffic from traversing the Plan Area via Sweetwater Road, Bonita Road, Otay Lakes Road, and the proposed H Street extension; and
2. Encourage through traffic bypasses via Route 54, I-805, and Telegraph Canyon Road.

Action Program 1.1.2 Prepare for adoption by the Board of Supervisors a truck route ordinance to:

1. Specifically prohibit the use of Otay Lakes Road, Sweetwater Road west of Sweetwater Bridge, and the proposed H Street Extension to through truck traffic; and
 2. Specifically prohibit the use of other streets by trucks except for the purpose of delivery or pickup wherein those streets provide the shortest distance from a truck route to the delivery/pickup point.
2. SUPPORT EFFORTS OF THE COUNTY TO FURTHER STUDY MEANS OF ROAD DESIGN SUCH THAT NOISE IS REDUCED, ABSORBED OR DEADENED. (See Noise Policy 1.1)
 3. SUPPORT ALL EFFORTS TO RETAIN ALL NATURAL AND MAN-MADE SOUND BARRIERS EXISTING IN THE PLANNING AREA AND ENCOURAGE THE DEVELOPMENT OF NOISE BARRIERS WHERE THEY ARE NEEDED. (See Noise Policy 1.1)
 4. ENCOURAGE APPROPRIATE GOVERNMENTAL ENTITIES TO LIMIT AIR TRAFFIC PATTERNS OVER THE PLANNING AREA.

Action Program 4.0.1 Provide a copy of this plan to all appropriate agencies involved with air traffic.

5. RESTRICT TRUCK TRAFFIC WITHIN THE VALLEY TO THAT WHICH ACTUALLY TERMINATES OR ORIGINATES IN THE PLANNING AREA. (See Noise Action Program 1.1.2)
6. ENCOURAGE SITE DESIGN AND BUILDING DESIGN CONTROLS TO MINIMIZE NOISE LEVELS AT THE POINT OF EMISSION.

Policy 6.1 Minimize the noise impacts incurred by new construction within the critical impact area through land use controls and construction performance standards. (See Noise Contour Map)

Action Program 6.1.1 Establish and review standards for noise reduction associated with construction projects.

Action Program 6.1.2 Assure noise standards noted in action program 6.1.1 are enforced.



7. SUPPORT RESTRICTIVE SPEED LIMITS WITHIN THE PLANNING AREA. (See Noise Policy 1.1)
8. SUPPORT MITIGATING MEASURES CONTROLLING NOISE OF CONSTRUCTION EQUIPMENT AND DISCOURAGE BLASTING TECHNIQUES FOR CONSTRUCTION PURPOSES IN THE PLANNING AREA. (See Noise Policy 6.1)

Policy 8.1 Mitigate noise impacts within 200 feet inside the boundary of the critical impact area through land use controls, map and source or path controls, as appropriate. Minimize noise from commercial or industrial development outside of the critical impact area. (See Noise Contour Map)

Action Program 8.1.1 Require concurrent with the filing of the discretionary permit application in the critical impact area as acoustical study of the subject property, including on-site noise measurements of Community Noise Equivalents Levels (or Day-Night Equivalent Level); and require that all construction conform to the performance standards for noise reduction.

Action Program 8.1.2 Require concurrent with the filing of the discretionary permit in high impact area an acoustical study of the proposed development, including a projection of noise impacts due to the ongoing operation of the proposed facility. (See as above)

Action Program 8.1.3 Require noise impact mitigation by source or path controls as conditions of discretionary permit approval in the high impact area.

Policy 8.2 Protect the quiet areas of Rice Canyon and Long Canyon from encroaching traffic and community noise impacts by means of: land controls; General Plan Noise Element implementation; and noise ordinance enforcement.

Action Program 8.2.1 Undertake a monitoring program to measure existing noise levels in Rice and Long Canyons.

Action Program 8.2.2 Invoke Action Program 4 and 5 of the General Plan Noise Element to lower the "acceptable" noise level for the area to the actual existing level.

9. SUPPORT THE PROGRAMS AND OBJECTIVES OF THE ADOPTED COUNTY NOISE ELEMENT.

Policy 9.1 Protect the community from localized noise impacts through noise regulations and enforcement.

Action Program 9.1.1 Undertake a noise regulation review to assure or affect compatibility between the General Plan Noise Element and the Noise Ordinance and to ensure implementability or enforceability of their respective provisions.

SEISMIC SAFETY ELEMENT

Introduction

California State Law, Section 65302(f), requires all general plans to contain a Seismic Safety Element.

The purpose of this element is to provide an assessment of the seismic hazards found in the planning area and some means to deal with that geologic phenomena so as to minimize danger to persons and property.

The possibility of substantial damage from seismic and geologic activity is a real one (consult the Basic Data Report, Seismic Safety for more information). However, much of the potential earthquake-related damage and loss of life can be prevented if proper actions are undertaken in the near future. Although good planning, development and construction practices have resulted in a low level of loss due to seismic activity, the risk of a damaging earthquake is ever present. Seismic-related problems have been identified in the Plan Area including existing and potential fault traces. In addition, other areas have been determined to be prone to liquefaction (ground motion causes poorly consolidated soil underlain by a high water table to lose strength and flow away from points of stress), landsliding and differential settlement (accelerated natural compaction from seismic activity).

This Seismic Safety Element amends the County-wide Seismic Safety Element.

Goal

Formulate a Seismic Safety Element of the Sweetwater Community Plan which will provide maximum protection from geologic phenomena for all residents.

Objectives

1. SUPPORT THE COMPLETE REVIEW BY COUNTY STAFF OF ALL PROJECTS IN THE PLANNING AREA TO DETERMINE THEIR SUITABILITY IN REGARD TO LAND SLIDE, EARTHQUAKE FAULT LINE OR OTHER GEOLOGIC SITUATION.

Policy 1.1 Establish land utilization limitations for those areas subject to seismic and geologic hazards. (Consult Policies 1, 2, and 3, Pages V-9 through V-11 of the County's General Plan. See also Action Programs 1.1 through 3.5, pages V-9 through V-11 of the General Plan.)

Action Program 1.1.1 Review current controls placed on development on or near known faults and slides and recommend changes, if needed. (See Geologic Section of Basic Data Report and Maps)

2. ENCOURAGE FURTHER FIELD WORK ALONG THE SWEETWATER FAULT, LA NACION FAULT AND ALL MINOR FAULTS WITHIN THE PLANNING AREA AND MAKE INFORMATION AVAILABLE FOR FUTURE PUBLIC AND PRIVATE USE.

Action Program 2.0.1 Make available information on geologic hazards to interested persons.

3. SUPPORT ADDITIONAL CONSTRAINTS FOR DEVELOPMENT ON EXPANSIVE SOILS.

Action Program 3.0.1 Review current requirements placed upon development on expansive soils and landslide areas and recommend changes, if needed.

4. ENCOURAGE FUTURE PROJECTS NOT TO DEVELOP ON AREAS WHERE KNOWN LANDSLIDES AND HIGHLY ERODIBLE SOILS OCCUR. (See Action Program 3.0.1 above and Community Plan Map)
5. DEVELOPMENT OF HAZARDOUS AREAS SUCH AS THE FLOODPLAIN SHALL BE LIMITED TO AGRICULTURAL OR RECREATIONAL USE. (See Action Program 3.0.1 above and Community Plan Map)

SAFETY ELEMENT

Introduction

Government Code Section 65302.1 mandates a Safety Element for all general plans.

The object of this element is to introduce safety considerations in the planning process in order to reduce loss of life, injuries, damage to property and economic and social dislocation resulting from fire and dangerous geologic occurrences. Also, as a part of this element, flooding, crime, and emergency services have been included.

After in-depth review of all these major subject areas, the community was deemed to be classified an "acceptable risk."

Acceptable risk is defined in the State prepared "General Plan Guidelines" as:

"Acceptable Risk: The level of risk below which no specific action by local government is deemed to be necessary."

However, this element recognizes certain safety hazards, proposes goals for reducing hazards, specifies an acceptable level of risk, specifies objectives to be obtained, and sets priorities as action programs. Therefore, even though no serious risk is identified, this plan does intend to elicit certain local government action to further minimize the acceptable risk. The reader is also directed to see the seismic maps made a part of the Basic Data Report.

This Safety Element amends the County-wide Safety Element.

Goal

Develop plans and programs for the assurance of health, safety, and well-being of the residents of the planning area.

Objectives

1. SUPPORT AN EDUCATIONAL PROGRAM FOR PEOPLE TO INFORM THEM OF HAZARDS AND SAFETY STEPS REGARDING FLOOD, EARTHQUAKE, WILDFIRE AND NUCLEAR PROBLEMS.

Policy 1.1 Develop an educational program to fully inform all citizens in the study area of the hazards due to flood, fire, earthquake, and nuclear problems.

Action Program 1.1.1 Develop and implement an educational safety program for citizens in the area.

2. SUPPORT THE STRICT ADHERENCE TO FIRE PROTECTION STANDARDS IN THE LOCATION, EQUIPPING AND MANNING OF FIRE STATIONS IN THE PLANNING AREA. (See Plan Map and Public Safety Policy 1.1 Appendix D)

Action Program 2.0.1 Review current fire protection standards and level of services in the area and recommend improvements, if needed.

3. SUPPORT STRICT ADHERENCE TO THE POLICE PROTECTION STANDARDS IN THE AREA.

Action Program 3.0.1 Review current protection standards and level of service for the community.

4. SUPPORT AND ENCOURAGE THE EXPANSION OF EMERGENCY SERVICE IN THE AREA.

Action Program 4.0.1 Review emergency service standards and level of service and recommend improvements, if needed.

COMMUNITY DESIGN ELEMENT

Introduction

California State Law, Section 65303, provides for the development of elements of community plans in addition to those elements mandated by the law.

The purpose of this element is to sustain and improve the unique aesthetic value attributed to the Sweetwater Community Plan Area. It is expected that controls over aesthetic considerations will follow from this plan element.

This Community Design Element shall be added to the County-wide General Plan.

Goal

Sustain the character of the Sweetwater Community Planning Area as a rural-like community with its unique topographic, ecologic, historic, and cultural dimensions.

Objectives

1. ENCOURAGE THE MAINTENANCE OF THE PLANNING AREA AS A TOPOGRAPHIC ENTITY. (See Community Plan Map)
2. ENCOURAGE THE ESTABLISHMENT OF BOUNDARIES OF COMMUNITY IDENTITY AND DEVELOP AND PRESERVE THESE BOUNDARIES. (See Community Plan Map)
3. ENCOURAGE THE PRESERVATION OF THE RURAL IMAGE OF THE PLANNING AREA. (See Community Plan Map and Land Use Policy 1.1)
4. ENCOURAGE THE PRESERVATION OF THE NATURAL LANDSCAPE. (See Land Use Policy 1.1, the Conservation Element)
5. ENCOURAGE THE CONTINUED USE OF INTRODUCED EXISTING PLANTS AND TREES THEREBY REDUCING MAINTENANCE. (See Conservation Element)
6. ENCOURAGE VARIETY IN THE LANDSCAPE AND THEREBY PRESENT AN EXCITING VISUAL IMPACT FOR RESIDENTS AS WELL AS VISITORS. (See Community Plan Map and Land Use Policy 1.1)
7. ENCOURAGE THE PROTECTION AND PRESERVATION OF MATURE TREES AND THEREBY DISCOURAGE DESTRUCTION OF THEM. (See Conservation Element)
8. SUPPORT THE RESTORATION OF ANY AREA ALTERED DUE TO DEVELOPMENT, BY CONTROLS ON GRADING AND LANDSCAPING WITH INTRODUCED SPECIES. (See Conservation Element)
9. ENCOURAGE A DESIGN CHARACTER ALONG BONITA ROAD IN KEEPING WITH THE RURAL NATURE OF THE PLANNING AREA. (See Community Plan Map and Scenic Highway Policy 2.1)

10. ENCOURAGE STRICT SIGN CONTROL IN THE PLANNING AREA AND THEREBY DISCOURAGE THE USE OF BILLBOARDS, OFF-PREMISE ADVERTISING SIGNS, FIXED OR MOVEABLE ON-STREET ADVERTISING, SIGNS THAT EXCEED ROOF LINES, SIGNS OF EXTREME SIZE, SIGNS OF EXTREME ILLUMINATION AND SIGNS THAT ARE OF CHARACTER THAT DO NOT BLEND INTO A RURAL ATMOSPHERE.

Policy 10.1 Review sign ordinance requirements stated in The Zoning Ordinance.

Action Program 10.1.1 Review sign requirements in accordance with Objective 10.

11. SUPPORT CONSTRAINTS THAT LIMIT OVERHEAD CLUTTER. (See Policy 10.1)
12. ENCOURAGE PROPER SITE DESIGN SUCH THAT MAJOR PARKING AREAS ARE PROPERLY SCREENED FROM MAIN STREETS BY APPROPRIATE LANDSCAPING.

Policy 12.1 Review current requirements, as stated in the County Zoning Ordinance, for the improvement of off-street parking lots, with special concern for screening of lots from adjacent roadways.

Action Program 12.1.1 Conduct a study to review current Zoning Ordinance requirements for off-street parking lot improvement and screening.

13. ENCOURAGE ARCHITECTURAL DESIGN OF ALL STRUCTURES THAT IS CONSISTENT WITH THE "RUSTIC" OR RURAL ATMOSPHERE OF THE VALLEY: EMPHASIZING RUSTIC WOOD, ADOBE AND OTHER CONSTRUCTION MATERIALS WITH EARTH TONE EXTERIOR. (See Land Use Policy 1.1)
14. ENCOURAGE PROPER LOCATION AND SITE DESIGN OF COMMERCIAL DEVELOPMENT SUCH THAT IT DOES NOT CREATE TRAFFIC CONGESTION. (See Community Plan Map and Land Use Action Program 12.0.1)
15. ENCOURAGE CONTROL OF PARKING SUCH THAT ON MAJOR THOROUGHFARES WITH KNOWN TRAFFIC HAZARDS, OFF-STREET PARKING IS REQUIRED. (See Land Use Action Program 11.0.1)
16. ENCOURAGE INTEGRATED DESIGN IN ALL ASPECTS OF THE DEVELOPMENT OF THE PLANNING AREA SO THAT A VISUAL SENSE OF COMMUNITY IS EVIDENT. (See Community Plan Map and Land Use Policy 1.1)
17. SUPPORT ALL EFFORTS TO RETAIN AND FURTHER IDENTIFY COMMUNITY LANDMARKS INCLUDING THE SWEETWATER DAM (1888), WESLEYAN CHURCH (1915), U.S. GRANT JR. HOUSE (1890), AND IRVING GILL HOUSE (1911). (See Conservation Element and Community Design Objective 23)
18. ENCOURAGE THOSE ELEMENTS THAT FURTHER IDENTIFY THE PLANNING AREA AS AN EQUESTRIAN COMMUNITY. (See Community Plan Map and Recreation Policy 13.1)

19. RETAIN EXISTING TREE SPECIES INCLUDING EUCALYPTUS, PEPPER AND SILK OAKS. (See Conservation Element)
20. SUPPORT THE INDIVIDUAL NEIGHBORHOOD CONCEPT OF DEVELOPMENT BY LIMITING THROUGH STREETS AND ENCOURAGING PEDESTRIAN AND EQUESTRIAN ACCESS. (See Community Plan Map, Transportation Element and Equestrian Trails Map)
21. ENCOURAGE RURAL TYPE LAND DIVISIONS WITH OPEN SPACE AND UNDEVELOPED AREAS SUCH AS ON VALLEY SLOPES AND IN DRAINAGE AREAS. (See Community Plan Map)
22. SUPPORT THE PRESERVATION OF OPEN SPACE AREAS BOTH PUBLIC AND PRIVATE. (See Community Plan Map and Open Space Element)
23. SUPPORT THE USE OF HISTORIC NAMES IN THE PLANNING AREA FOR STREETS AND PLACES.

Action Program 23.0.1 Utilize historic street names or place names in the area.

ENERGY ELEMENT

Introduction

Government Code Section 65303(k) permits an Energy Element of General Plans. The purpose of this Energy Element is to integrate data about energy resources in the San Diego County area and present goals, objectives, policies and action programs for energy conservation to be implemented by the County.

Goal

Minimize energy use in the community planning area.

Objectives

1. ENCOURAGE ENERGY SAVING TRANSPORTATION. (See Circulation Element)
2. ENCOURAGE SITE AND BUILDING DESIGN WHICH WILL MAXIMIZE ENERGY CONSERVATION.

CHAPTER 3 -- APPENDICES
INFORMATION ONLY - NOT ADOPTED

APPENDIX A

LAND USE

The following land use designation quantitative breakdown is intended to assist in future analysis of projects within the community plan area (includes portion of City of Chula Vista).

	AC	%	DU
Residential (1) (1 du/1, 2, 4 gr. ac.)	1311	18.5	164
Residential (2) (1 du/gr. ac.)	2154	30.3	1400
Residential (3) (2 du/gr. ac.)	1908	26.8	2450
Residential (5) (4.3 du/gr. ac.)	405	6.3	1170
Residential (9) (29 du/gr. ac.)	54	0.1	544
General Commercial	73	1.0	
Impact Sensitive (1 du/4, 8, 20, 40 gr. ac.)	957	13.4	
Public/Semi-Public	<u>187</u>	<u>2.6</u>	<u> </u>
TOTALS	7094	99.0	5728

APPENDIX B

CIRCULATION

BICYCLE ROUTE DEVELOPMENT PRIORITIES

Generalized local bike routes are identified on the Community Plan Bicycle Route Subelement Map. As a part of bike route analysis, priorities were assigned to the various routes to provide guidance to County Department of Transportation for future implementation. Those assigned priorities are:

First Priority

1. Bonita Road (realignment of bridge)
2. Telegraph Canyon Road (I-805 to Oleander)
3. Otay Lakes Road (Bonita Road to Telegraph Canyon Road)
4. Bonita Road (I-805 to Otay Lakes Road)

Second Priority

1. Quarry Road (Sweetwater Road to SR 54)
2. Sweetwater Road (I-805 to Bonita Road)
3. H Street (I-805 to Otay Lakes Road)
4. Sweetwater Road (Quarry Road and SR 54)

Third Priority

1. San Miguel Road (Bonita Road to Proctor Valley Road)
2. Proctor Valley Road (San Miguel Road to east H Street Extension)
3. East H Street (Otay Lakes Road to Proctor Valley Road)

Priority Assignment Criteria

Priorities were assigned utilizing criteria developed by County IPO staff. The criteria were based on that developed by the CPO Bicycle Facilities Committee which considered such things as:

1. Traffic activity (motor vehicle speeds, average daily traffic, bicycle volumes)
2. Elimination of bottlenecks
3. Bicycle accidents reported
4. Service to high use activity centers
5. Right-of-way conditions
6. Type of improvements needed
7. Route continuity
8. Steepness of grade
9. Cost

APPENDIX C
CONSERVATION

GUIDELINES FOR SUPPLEMENTAL BIOLOGICAL STUDIES

Project sponsor shall undertake supplemental biological analysis when the proposed project is within or adjacent to designated Resource Conservation Areas and Biological Resources shown on the Resource Conservation Map.

The in-depth bioenvironmental studies should provide information in greater detail than that required for a comprehensive Environmental Impact Report including: (1) detailed survey of vegetation and wildlife; (2) a discussion of the value and status of natural resources; (3) the cumulative affects of previous projects when analyzed together with the proposed project and related alternatives; and (4) specific measures and long-range programs to mitigate adverse impacts.

1. Survey of Vegetation and Wildlife

Includes (a) plant community map showing the locations of threatened species and specimen shrubs, areas of disturbed or ruderal soils and resources of scientific importance or unique status; and (b) wildlife map showing habitats of threatened species (those on Federal, State, and National Audubon lists) and those of scientific value.

2. Value and Status of Natural Resources

Includes the value of the resource:

- a. Value of the habitat for wildlife nesting and feeding behavior, etc.;
- b. Importance of resource to scientific studies and environmental education; and
- c. Status of species in relation to official or academic/professional endangerment lists, current recovery or management programs and existing populations or biological health/vigor.

3. Effects of Proposed Project and Alternatives

Includes the adverse (and beneficial) affects of not only the project and alternatives, but also the cumulative affects of previous projects in the surrounding subregion or community plan area.

4. Mitigating Measures

Includes:

- a. Aspects of the proposed project which will have either short or long-term favorable affects;
- b. Specific measures to lessen adverse impacts and/or enhance the environment including design, methodology, implementation schedule and maintenance program. The mitigating measure should be evaluated for potential long-term affect on the site's long-term ecological balance and productivity.

For example, if the proposed project will displace nesting habitat (dense, spiny vegetation) of the Cactus wren, (a regionally declining species of scientific importance), then a specific mitigating measure should include:

- Replacement of the lost habitat through the planting of Coast cholla, Prickly pear, Spanish dagger, Lemonadeberry and Toyon.
- Design of the proposed mitigating measure (skematic of landscape and irrigation system).
- Time table about which measure will be implemented to consider growing/nesting season, rainfall, etc.
- Maintenance of the measure to insure long-term affectiveness.
- Evaluation in terms of the measure's capability to provide plant/animal diversity and habitat productivity during both the short and long-term.

APPENDIX D

PUBLIC FACILITIES AND SERVICES

The purpose of this appendix section is to establish policies to guide the development of public facilities and services and show the impact on public facilities and services caused by this plan. This analysis and projection is intended to assist decision makers in the expenditure of public funds.

The Sweetwater area has experienced very rapid growth in recent years which has caused public and semi-public entities providing services and utilities to have to alter and expand their policies and procedures to meet the challenge of providing an increased demand for facilities and services.

This appendix is organized into categories by subject matter as follows:

Public and Semi-Public Services

- Fire Protection
- Sheriff
- Schools
- Library
- Solid Waste
- Flood Control

Life Support Systems

- Electric
- Gas
- Liquid Waste
- Water

RATIONALE FOR PUBLIC FACILITIES AND SERVICES DEVELOPMENT BY ADOPTION OF THIS PLAN

Study Area Unincorporated = 8,319
Study Area Chula Vista = 1,581

Total Study Area = 9,900 (Existing Population 1976)

This plan proposes to double the population to 19,800 by the year 1995. That increase amounts to a growth rate of 3.53% per year over the life of the plan.

Such a growth rate would require the following facilities and services.

PUBLIC AND SEMI-PUBLIC SERVICES

Fire Protection

Bonita - Sunnyside Fire Protection District

Equipment

- 1 - 1,000 GPM pumper
- 1 - 500 GPM pumper
- 1 - Brush Rig
- 1 - Rescue Vehicle
- 1 - Utility Pick-up
- 1 - Chief's Car

Manpower

- 4 - CETA
- 13 - Full-time, paid personnel
- 1 - Clerk Dispatcher
- 1 - Chief

Current ISO Rating

Six, but new study has just been completed and results are not available at this time.

Additional Requirements

This plan will require a new fire station or the relocation of one of the existing fire stations to better serve the area with ten additional personnel and one 1,000 gpm pumper.

Sheriff

Using a standard of 1 additional patrol deputy for each 1,810 people. Also, one patrol car for each 3,800 people, the following demands would be made as part of this plan:

- $9,900 - 1,810 = 5.7$ new deputies
- $9,900 - 3,800 = 2.6$ new cars

Schools

Elementary

Chula Vista Elementary School District (K-6) -

Existing 28 schools and 611 classrooms

ADA 1974-75 = 16,293 - .97 = 16,797 K-6 students

People in District = 119,924 1975 Census

$119,924 - 16,797 =$ one student per 7.1 people

$9,900 - 7.1 = 1,394$ estimated students in plan area

At a growth rate of 3.53%:

$9,900 - 7.1 = 1,394$ students

New classrooms = $1,394 - 27.5$ per room = 50.7 rooms

50.7 rooms - 20 years = 2.5 new rooms per year

50.7 rooms - 22 rooms per school = 2.3 new schools

Sweetwater Union High School District (7-12) -

Existing 23 schools and 875 classrooms

ADA 1974-75 = $24,329 - .97 = 25,081$ students (7-12)

People in District = 222,582 1975 Census

$222,582 - 25,081 =$ one student per 8.9 people

$9,900 - 8.9 = 1,112$ estimated students in plan area

At a growth rate of 3.53%:

$9,900 - 8.9 = 1,112$ students

New classrooms = $1,112 - 28.7$ per room = 38.8 rooms

38.8 rooms - 20 years = 1.9 rooms per year

38.8 rooms - 38 rooms per school = one additional school

Library

No existing permanent facilities. However, a new 3,000 square foot build to suit has been approved. As there are 8,319 unincorporated people, this represents .36 square feet per person vs. the standard of .40 square feet per person.

Using only 8,319 in the unincorporated people at same growth rate:

$16,638 \times .40 = 6,655$ square feet for standard

$6,655 - 3,000 = 3,655$ square feet additional required

$3,000 - 16,638 = .18$ square feet per person or 55% below standard if no additional facility

Solid Waste (Private Firms)

Solid waste collection service is provided in the Sweetwater Planning Area by private collection firms operating under permits issued by the County Department of Sanitation and Flood Control for property in the unincorporated area. In the City of Chula Vista solid waste disposal is conducted by private contract with the City. Service is provided on a weekly basis.

Disposal service to the area is presently provided at the Otay Sanitary Landfill on Otay Valley Road. This landfill will be in operation through 1985. Future sites beyond that year are currently under study.

Flood Control (County of San Diego)

In 1966, the San Diego County Flood Control District was established by the state legislature. The District is divided into six zones representing major watersheds in the County. The Sweetwater Planning Area is located in Zone 3.

Last year a Comprehensive Plan was completed by a private consultant for the County for this zone. The plan acts as a general guide for future flood control measures which will be taken within the planning area. It is the intent of this community to encourage the utilization of natural drainage channels wherever possible. Currently, there is very little flood channel improvement in the valley, but future development will require additional improvements especially adjacent to subdivisions.

LIFE SUPPORT SYSTEMS

Electric (San Diego Gas and Electric)

A major transmission line of 138 kilovolts passes through the extreme southeastern portion of the plan area, running from northeast to southwest. From that line, in the vicinity of Otay Lakes Road and the Junior High School, a 69 KV line enters the area from National City, runs south and east through the Rice Canyon area, turns north and connects with the other 69 KV line at Otay Lakes Road. There are two electrical substations in the plan area, one at Otay Lakes Road and Allen School Lane, the Sunnyside Substation, and the other in the Lynwood Drive Area, the Bonita Substation. (See Map) Distribution from the two substations is by a 12 KV transmission line. These electrical facilities are viewed adequate to serve the study area during the life of this plan.

San Diego Gas and Electric also proposes to expand the existing Miguel Substation site. Although it is not located within the study area it is near by to the east. (See Map) This substation is being considered as the southern terminus for a proposed 500 KV transmission line from the Sun Desert Nuclear Project.

Gas (San Diego Gas and Electric)

An 8 inch high pressure gas line enters the planning area in the southeast via Otay Lakes Road and continues along Otay Lakes Road to Bonita Road, where it is reduced to a 6 inch high pressure gas line which travels west along Bonita Road, north across Willow Road to Sweetwater Road, and then north out of the plan area. The leg east of Otay Lakes Road has an 8 inch high pressure gas line which extends along Bonita Road to Central, crosses the valley at Central, and extends north to serve the Bonita Woods Area.

These facilities are viewed adequate to serve the study area during the life of this plan.

Sewerage (Spring Valley Sanitation District and City of Chula Vista)

Public sewerage facilities are provided in the planning area by the Spring Valley Sanitation District and the City of Chula Vista. Many existing houses utilize existing septic tanks and leach fields with varying success. There has been considerable septic tank failure in the study area. It is therefore assumed that most houses connected to septic tanks will connect to the sewer system during the life of this plan. This is the situation throughout much of the planning area.

Some areas of major population concentration, primarily the newer subdivisions are sewered. Sewer service for the area is available through the Spring Valley Outfall owned and operated by the Spring Valley Sanitation District. The Spring Valley Outfall Sewer has a capacity of 34 million gallons per day (MGPD) or can serve 291,280 people. The service area for the outfall includes in addition to Sweetwater: Otay, La Mesa, Lemon Grove, San Diego, Chula Vista, National City, and the Spring Valley Sanitation District. The Outfall service area currently collects and discharges approximately 6.7 MGD which is equivalent to a connected population of 67,000 people. Doubling the population in the Sweetwater Community Plan will have no significant impact on the existing sewerage system.

The Spring Valley Sanitation District system provides direct sewerage services to various non-contiguous District portions of the Planning Area. The existing system consists of a trunk sewer system which is designed and located to intercept and transport liquid waste to the outfall sewer. The Sweetwater Outfall Sewer is a single line extending along the Sweetwater Valley following the Sweetwater River floodplain leading to the Point Loma Sewage Treatment Plant. This is part of the Metro Sewer System. The capacity of this line limits the number of houses that can be served. In 1960 the Spring Valley Sanitation District negotiated with the City of San Diego for capacity in the Metro Sewer System. A contract was entered into for capacity of 6 million gallons per day in the system. Pursuant to that contract the Spring Valley Sanitation District entered into an agreement with the City of Chula Vista to acquire the rights to additional capacity in the Metro system. Spring Valley Sanitation District acquired an additional 700,000 GPD Metro capacity rights from the City of Chula Vista. It is anticipated that after further negotiation, the Spring Valley Sanitation District will increase its capacity to 7.0 MGP. Today the system operates at 66% capacity.

In 1959, a report was prepared by a private engineering firm to estimate the total sewerage capacity needed for Chula Vista. Since this study was conducted prior to adoption of the General Plan it was based on existing development and projections based upon persons per acre. The total estimate of maximum capacity was 30 MGPD and this was reduced to 26 MGPD for projection to the year 1995. From this amount 4 MGPD was taken for another sewer district and the resultant needed maximum capacity was determined to be 22 MGPD.

Currently, 6 MGPD capacity is being used by the City of Chula Vista. It is estimated by the City's Engineer that the Chula Vista maximum capacity is adequate and will not be exceeded if the city were to be fully developed based on the proposal of the General Plan. This expansion of the city would include the entire Sweetwater Planning Area.

The Sweetwater Community Plan proposes a total density and for development with a theoretical saturation of population much less than that proposed by the City of Chula Vista. Therefore, the estimated capacity for the Sweetwater Community Plan can be calculated as follows:

1. Estimated population 1995 - 19,800
2. $19,800 \times 80 \text{ GPD} = 1,584,000 \text{ GPD}$

This falls well within tolerable levels for Chula Vista capacity.

Water (South Bay Irrigation District & Otay Municipal Water District)

The responsibility for providing water service in the community plan area rests with the South Bay Irrigation District and the Otay Municipal Water District. The Otay Municipal Water District encompasses a 125 square mile area (80,000 acres) between the City of El Cajon and the international boundary and serves a population of approximately 35,000 people. The South Bay Irrigation District encompasses 15,600 acres and serves a population of 87,000 people. At the present time, the City of National City and the South Bay Irrigation District are proceeding with a condemnation to purchase the Sweetwater Division of the California American Water Company. By joint powers agreement, the South Bay Irrigation District and National City have formed the Sweetwater Authority to operate the combined water system. If successful in their condemnation proceeding, the Sweetwater Authority will encompass 20,900 acres of service area and serve a population of 138,000 people.

The Community Plan area represents a relatively small portion of the combined districts, 7,094 acres. Neither of the districts have expressed any concern about their ability to serve the projected needs of the Sweetwater Community Plan. The projected population in the Plan Area would require a total projected water supply of 3,168,000 gallons per day.

1. Estimated population 1995 - 19,800
2. $19,800 \times 160 \text{ GPD} = 3,168,000 \text{ GPD}$

This is well within the capabilities of the combined system.

The following information was developed by the Sweetwater Executive Committee to direct decisions to be made in the realm of Public Facilities and Utilities.

GOAL

Develop optimal public facilities and services that will assure a complete, safe, and pleasing lifestyle for all residents.

OBJECTIVES

1. REQUIRE THAT ADEQUATE UTILITIES BE GUARANTEED PRIOR TO APPROVAL OF NEW DEVELOPMENTS.

Policy 1.1 Verify the existence of adequate public facilities prior to development approvals.

Policy 1.2 Support capital improvements to public facilities within Sweetwater which will sustain a gradual growth rate and orderly growth pattern and that will not drastically alter the community character.

Action Program 1.2.1 Coordinate public facility capital improvement programs to insure that all necessary services and facilities are provided in keeping with approved land use patterns and projected growth rates.

2. SUPPORT AND ENCOURAGE AS PART OF THE IMPLEMENTATION PROGRAM OF THIS PLAN A COMPLETE CAPITAL IMPROVEMENT PROGRAM.

Policy 2.1 Develop a phased implementation program to assure adequate public facilities and services throughout the life of the plan will be assured.

Action Program 2.1.1 Prepare an Implementation Program for this plan; said implementation program to include a capital improvement program.

3. ENCOURAGE THE ELIMINATION, CONSOLIDATION, AND REVISION OF LOCAL IMPROVEMENT DISTRICT JURISDICTIONS WITHIN THE PLANNING AREA.

Policy 3.1 Eliminate, consolidate, and revise local improvement district jurisdictions.

Action Program 3.1.1 Study and report to the Board of Supervisors.

4. REQUIRE THE UNDERGROUNDING FOR ALL UTILITIES ACCORDING TO APPROPRIATE STANDARDS OF THE COUNTY. (See Subdivision Ordinance Section 81.403e)

Policy 4.1 Place all new public utilities underground where not now required.

Action Program 4.1.1 Study the feasibility of placing utilities underground that occur in developments not being subdivided.

5. REQUIRE AESTHETIC DESIGN AND LANDSCAPE TREATMENT OF ALL UTILITY SUBSTATIONS, PUMPING SITES, AND UTILITY ACCOUTREMENTS. (See Land Use Policy 12.1)
6. ENCOURAGE THE SCHOOL DISTRICT TO FULLY USE SCHOOL FACILITIES BY ADULT EDUCATION AFTER-CLASS USE.
7. REQUIRE SAFE AND FUNCTIONAL SCHOOL ACCESS FOR PEDESTRIAN, BICYCLE AND VEHICULAR TRAFFIC.
8. REQUIRE ADEQUATE SCHOOL FACILITIES PRIOR TO APPROVAL OF NEW SUBDIVISIONS OF FIVE OR MORE UNITS.

Policy 8.1 Verification of adequate school facilities shall be provided as a part of subdivision processing.

Action Program 8.1.1 Study current ordinance requirements and recommend modification regarding Policy 8.1.

9. SUPPORT LOCAL FIRE PROTECTION AND LAW ENFORCEMENT SERVICES AND ENCOURAGE THEIR EXPANSION. (See Public and Safety Policy 4.1)
10. SUPPORT THE IMPROVEMENT OF AMBULANCE AND EMERGENCY MEDICAL CARE SERVICES. (See Public Safety Policy 5.1)
11. SUPPORT THE DEVELOPMENT OF A LIBRARY SERVICE IN THE PLANNING AREA.

Action Program 11.0.1 Take all action to locate a permanent library site in the study area.

12. ENCOURAGE LOCATION OF COLLECTION POINTS FOR RECYCLABLE MATERIALS.
13. SUPPORT COMPREHENSIVE NATURAL FLOOD CONTROL PLAN THAT MINIMIZES USE OF CONCRETE CHANNELS AND ASSURES MINIMUM LEVELS OF MAINTENANCE.
14. ENCOURAGE APPROPRIATE AGENCIES TO IMPROVE WATER QUALITY STANDARDS. (See Conservation Element)

APPENDIX E

REGIONAL POLICY 1: REGIONAL CATEGORIES

The following seven Regional Categories shall guide development within the unincorporated area of the County. These categories are delineated on the Regional Land Use Map.

The Current and Future Urban Development Area categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line on the Regional Land Use Map and the Community and Subregional Plan maps. Urban development will not occur outside the Urban Limit Line during the life of this plan.

1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

- Commercial, industrial, and residential uses and densities will be those permitted by the applicable Land Use Designations on the Community or Subregional Plan maps.
- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable Land Use Designations depicted on the Community or Subregional Plan maps.
- On residential lands achievement of overall densities of at least four (4) dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas.)
- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

1.2 FUTURE URBAN DEVELOPMENT AREA (FUDA)

Future Urban Development Areas are those that will ultimately be developed at urban densities, but which in the near term, should be held in reserve. Future Urban Development Areas will be permitted to develop at low densities (ten acre parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities. Certain areas adjacent to or encompassed by cities have also been placed in this category in order to encourage annexations.

- A parcel size of ten (10) acres will be required when considering divisions of land. A smaller parcel size will be permitted only when an area is annexed to an adjacent city or development is conditioned upon annexation.
- The boundaries between Current Urban and Future Urban Development Areas will be evaluated approximately every three years. Any such boundary adjustment shall be consistent with the Regional Air Quality Strategy (RAQS).
- The outer boundaries of all Current and Future Urban Development Areas will be designated as Urban Limit Lines beyond which urban development will not be permitted through 1995.

1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of two (2) to twenty (20) acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

- Where authorized, parcel sizes of two (2) to twenty (20) acres or larger will be permitted depending on the slope criteria in the underlying Community or Subregional Plan Land Use Designations.
- Clustering or lot averaging will be permitted, providing:
 - the project will not require urban levels of service, and
 - at least 40% of the project area is in permanent open space.
- Where groundwater is the sole source of water supply, the guidelines for land development as stated in the County Groundwater Policy will apply.

1.4 RURAL DEVELOPMENT AREA (RDA)

The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

- Where authorized, parcel sizes of four (4) to forty (40) acres or larger will be permitted depending upon the Land Use Designations on the applicable Community or Subregional Plan map, and the guidelines for land development as stated in the County Groundwater Policy.

1.5 COUNTRY TOWNS (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.

The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

- Uses and densities will be those permitted by the applicable Community or Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- Expansion of Country Town boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

1.6 ENVIRONMENTALLY CONSTRAINED AREAS (ECA)

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

- Uses and densities will be those permitted by the applicable Community and Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.
- Flood prone areas which are not planned for stabilization will be retained in natural, open, and other non-urban uses.
- Areas designated Agricultural Preserve shall be designated "Environmentally Constrained Areas."

1.7 SPECIAL STUDY AREAS (SSA)

- This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review or study.
 - In the Desert Special Study Area (Borrego Springs), no application for changes in the General Plan which would result in an overall increase in the potential number of dwelling units shall be approved until a cumulative environmental analysis and long range plan are prepared for the area.
 - In the Otay Mesa Area, division of land or rezones shall be discouraged pending completion of studies on implementation of the Economic Development District.

APPENDIX F

REGIONAL POLICY 3: COMMUNITY AND SUBREGIONAL PLANS

Regional Categories delineated on the Regional Land Use Map shall be implemented through Land Use Designations delineated on Community and Subregional Plan maps. Within these Community and Subregional Plan areas, the following additional policies shall apply:

3.1 URBAN DESIGNATIONS

Except as otherwise specified in Policies 3.2 or 3.4, urban designations shall be applied to contiguous planned commercial and residential areas associated with a community or city center. Land Use Designations permitting densities of one (1) dwelling unit per gross acre or a higher density shall not be applied outside of Urban Development Areas, Country Towns, or existing locations.

3.2 COMMUNITY PLAN DESIGNATIONS

Community and Subregional Plan designations, goals, objectives, and policies shall be consistent with the Regional Categories, goals, and policies of the Regional Land Use Element. Until public hearings are held to achieve consistency between the Regional Land Use Element as adopted by the Board of Supervisors on January 3, 1979 and the existing Community or Subregional Plans, the Land Use Designations of the Community or Subregional Plans shall take precedence over the Regional Categories. In the event a finding of consistency must be made between the old land use categories and the new designations, the attached Interim Conversion Table shall be utilized.

3.3 COUNTRY TOWN BOUNDARIES

Country Town boundaries as delineated on the Regional Land Use Map are based on the existing land use pattern and Use Designations shown on each Community Plan or Subregional Plan map. Precise boundaries may be adjusted to better reflect community characteristics as long as such adjustments do not represent an expansion into areas deemed inappropriate by the goals and policies of the Regional Land Use Element.

3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS

Existing private development plans, specific plans, and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the Regional Land Use Element. In these cases, for the purpose of consistency with the Regional Land Use Element, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:

1. The project will not adversely affect or promote premature growth to adjacent properties, and

the project has sufficient facility capacity to accommodate both the present and future population if built out to capacity, and

a substantial private investment in public facilities has been made on the basis of past approvals of development phases, and

the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the Community/Subregional Plan maps which resulted from previous approvals of Private Development/Specific Plans; or

2. The density and character of development is substantially in conformance with the Regional Land Use Element goals.

3.5 EXISTING (80% -- 100%) SUBDIVIDED OR (80% -- 100%) DEVELOPED USES

Existing subdivided or developed uses which are not deemed appropriate for expansion pursuant to the goals of the Land Use Element may exist in certain locations of the County at the time of adoption of this Element. Subdivided/developed uses is defined as a project or an area which is at least 80% subdivided or developed to its capability when considering the density/type of development permitted when originally planned. In these cases, for the sole purpose of implementation, existing subdivided lands and developed uses (e.g., mobilehome parks) may be classified to a Use Regulation consistent with those uses. Expansion of these or similar uses into undeveloped adjacent areas must be consistent with the applicable Regional Categories and Land Use Designations.

3.6 LOW AND MODERATE INCOME ELDERLY HOUSING

It is the intent of the Regional Land Use Element to encourage the development of housing for all economic groups in the community (Goal #6). To implement this, developments not to exceed 60 du/gross acre may be permitted in Current Urban Development Areas if all of the following findings are made:

1. 100% of the units shall be made available to low and moderate income elderly households (as defined by the U.S. Department of Housing and Urban Development).
2. A major use permit, pursuant to the County Zoning Ordinance, shall be approved by the Planning Commission and/or Board of Supervisors.

3. Sufficient services and facilities shall be available to support the project including public mass transportation.
4. The project shall be free from non-mitigatable, adverse environmental impacts or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State EIR Guidelines.

3.7 EXISTING MOBILEHOME PARK MAJOR USE PERMITS/VARIANCES

Mobilehome parks which have been authorized by Major (Special) Use Permits or variances which have been vested may exist in certain locations throughout the County in conflict with the Regional Categories of the Land Use Element. In these cases, for the purpose of determining consistency with the Regional Land Use Element and the applicable Community or Subregional Plan, an approved and vested major use permit or variance for a mobilehome park may be subdivided into individual mobilehome park lots if all of the following findings are made:

1. The project will not adversely affect or promote premature growth to adjacent properties.
2. Sufficient facility capacity can be provided prior to need to accommodate both the present and future population if built out to capacity.
3. The proposed subdivision will be in substantial conformance with the design approved by Major Use Permit or variance.
4. The proposed subdivision does not exceed the maximum density as granted by the Major Use Permit or variance.
5. All applicable Zoning Ordinance and Subdivision Ordinance standards and regulations have been complied with and any measures proposed to mitigate environmental impacts have been accomplished by the applicant.

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